R01-18-C-027

City of Rochester, New Hampshire
Office of Community & Economic Development
31 Wakefield Street • Rochester, NH 03867
Office location: 33 Wakefield Street
(603) 335-7522
www.rochesternh.net

November 9, 2017

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

Re: EPA FY18 Brownfield Cleanup Grant Application
City of Rochester, NH – Former Advanced Recycling

Dear Mr. Gardner,

The City of Rochester, NH is requesting $400,000 total in EPA Cleanup funding to further its brownfield clean up and downtown revitalization efforts. The City intends to use the funds to clean up the Former Advanced Recycling Site (10 and 16 Wallace Street) which is critical to the advancement of a number of downtown revitalization initiatives including the elimination of blighted properties, creation of quality jobs suitable to a population without post-secondary education, and the creation of a small business incubator facility located downtown. This cover letter is for the City's application for the 10 Wallace Street parcel, for which the City is requesting $200,000.

a. APPLICANT IDENTIFICATION: City of Rochester, 31 Wakefield Street, Rochester, NH 03867 (DUNS # 0739608740000)

b. FUNDING REQUESTED:

i. GRANT TYPE: Single Site Cleanup
ii. FEDERAL FUNDS REQUESTED: $200,000. (A cost share waiver is not requested.)
iii. CONTAMINATION: Hazardous substances

c. LOCATION: City of Rochester, Strafford County, New Hampshire.

d. PROPERTY NAME AND ADDRESS: Advanced Recycling Former Site, 10-16 Wallace Street, Rochester, NH 03867

e. CONTACTS:

i. PROJECT DIRECTOR: Michael Bezanson, City Engineer
ph. 603-335-7578 fx. 603-335-4352
Email: michael.bezanson@rochesternh.net

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Mail: 45 Old Dover Road, Rochester, NH 03867
City of Rochester, New Hampshire
ii. HIGHEST RANKING ELECTED OFFICIAL: The Honorable Caroline McCarley, Mayor
ph. 603-332-5550 fx. 603-335-7565
Email: caroline.mccarley@rochesternh.net
Mail: 31 Wakefield Street, Rochester, NH 03867

f. POPULATION:

i. 29,954 (2015 American Community Survey)
ii. The City of Rochester is a municipal form of government.
iii. The City of Rochester is not located within or includes a county experiencing "persistent poverty."

g. OTHER FACTORS: Checklist Attached.

h. LETTER FROM THE STATE AUTHORITY: Letter from NH DES attached.

Sincerely,

Julian L. Long, J.D.
Grants Manager
City of Rochester

CITY OF ROCHESTER, NH
10 WALLACE STREET PROJECT
U.S. EPA BROWNFIELDS CLEANUP GRANT

APPLICATION PACKAGE TABLE OF CONTENTS

Cover Letter Attachments

Appendix 3
Cleanup Other Factors Checklist

Name of Applicant: _ The City of Rochester, N.H._____

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	**Page #**
None of the Other Factors are applicable.	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	X – pp.9-10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner

EMAIL ONLY

October 17, 2017

Daniel Fitzpatrick, City Manager
City of Rochester
31 Wakefield Street
Rochester, NH 03867

Subject: **City of Rochester**
FY18 Proposal for EPA Brownfields Cleanup Grant
Former Advanced Recycling, Rochester, New Hampshire

State Letter of Acknowledgement and Support

Dear Mr. Fitzpatrick:

The New Hampshire Department of Environmental Services (NHDES) hereby acknowledges and expresses our support for the City of Rochester's proposal for an EPA Brownfields Cleanup Grant for the former Advanced Recycling property located on Wallace Street in Rochester, New Hampshire. It is NHDES' understanding that the City of Rochester is applying for $200,000 in hazardous substances cleanup funds.

Should your proposal be successful, NHDES will commit to providing a liaison to provide technical support, facilitate the process of reviewing and approving all cleanup related submittals to the Department and participate in any community outreach efforts.

We look forward to working with the City of Rochester on this project. Please contact me should you have any questions.

Sincerely,

Michael McCluskey, P.E.
Brownfields Program
Hazardous Waste Remediation Bureau
Tel: (603) 271-2183
Fax: (603) 271-2181
Email: Michael.McCluskey@des.nh.gov

ec: Michael Bezanson, P.E., City Engineer, City of Rochester
Karlee Kenison, P.G., Administrator, NHDES-HWRB

1. COMMUNITY NEED

a. Target Community and Brownfields

i. Community and Target Area Descriptions: The City of Rochester is a historically working-class community located in southeastern New Hampshire with a population of 29,954. During the late nineteenth and early twentieth century, Rochester was a highly successful industrial city, especially known for its shoe factories, but the closing of these factories during the mid twentieth century economic changes and changes in manufacturing has sent the city into a long period of economic decline. Numerous abandoned and largely vacant mill buildings exist throughout the city, and more recent years have seen a proliferation of landfills, recycling centers, automotive repair shops, laundromats and dry cleaners, gas stations, and other potentially contaminating businesses that are often found in low-income, underprivileged neighborhoods. This industrial legacy is reflected in the three brownfields sites, ten potential brownfield sites, and 76 other environmentally contaminated properties in the relatively small City of Rochester, which places an undue burden specifically on the downtown area.

The proposed project site (the "Wallace Street" brownfield site) is located in a tract (Census Tract 843, Block Group 6) where 67% of the population is low to moderate income under U.S. Department of Housing and Urban Development (HUD) guidelines (*i.e.*, 80% or less of the area median income), and there are several residential properties that surround the brownfield site. In comparison, a similar downtown census tract in the neighboring City of Dover (Block Group 1, Census Tract 1) is only 56% low to moderate income, and a similar downtown census tract in the City of Portsmouth (Block Group 1, Census Tract 691) is only 51% low to moderate income. In addition, School Street School, an elementary school with 72% low-income students, 46% students with disabilities, and 16% racial minority students (with Hispanic/Latino students being 8% of that percentage), is located less than half a mile from the proposed project site.[i] All of these percentages are disproportionately high compared to city and regional averages.

The Wallace Street site is also a part of the wider downtown Rochester, which has been identified in several City master plans and action plans as an economically disadvantaged region and one specifically targeted for federal Community Development Block Grant funding. For example, the downtown region meets CDBG activity eligibility requirements based on the downtown qualifying as a slum or blighted area, and data from downtown business organization Rochester Main Street and the City's Community Development Division indicates downtown commercial vacancy rates at about 25%, or 71 vacant and/or distressed properties. The downtown is also one of six state-designated Economic Revitalization Zones within the city, zones with "[v]acant land or structures previously used for industrial, commercial, or retail purposes but currently not so used due to demolition, age, obsolescence, deterioration, brownfields, relocation of the former occupant's operations, or cessation of operation resulting from unfavorable economic conditions either generally or in a specific economic sector."[1]

ii. Demographic Information and Indicators of Need:

	Target Area (Census Tract 843, Block Group 6)	City of Roc hest	Regional (compariso n city: Portsmout	State	National

[1] NH RSA 162-N. <http://www.gencourt.state.nh.us/rsa/html/xii/162-n/162-n-mrg.htm>.

		er	h, NH)		
Population	1,380	29,954	21,426	1,324,201	316,127,513
Unemployment	---	4.2%	3.5%	2.7%	8.3%
Poverty Rate	14.8%	13.2%	6.6%	5.6%	15.5%
Percent Minority	---	4.3%	10.8%	6.3%	37.8%
Median Household Income	---	$46,979	$71,392	$66,779	$53,889
Percent of Female-Headed Households	---	34.2%	17.7%	21.6%	30.6%
Percent Bachelor's Degree or Higher	---	20.8%	57.7%	34.9%	29.8%

All population data are taken from the 2015 American Community Survey data profile, except for the census tract data which is taken from HUD's ArcGIS map data. State unemployment data is taken from the Bureau of Labor Statistics for August 2017. City and regional unemployment data, as well as poverty data, is taken from the New Hampshire Economic & Labor Market Information Bureau data reports from April 2017. State poverty rate data is taken from the 2015 American Community Survey data profile. Target area poverty rate data is taken from the HUD 2015 qualified census tracts map tool. All minority data, median household income, female-headed household, and percent bachelor's degree or higher data are taken from the 2015 American Community Survey data profile.

American Community Survey data from 2015 indicates 13.2% of Rochester residents live below the poverty line. In contrast, the neighboring fellow CDBG entitlement grantee, the City of Portsmouth, has a poverty rate of only 6.6%. Also, according to a March 2016 article in *The Rochester Times*, the City of Rochester "has the third highest number of [K-12] students who qualify for free and reduced lunches in the state, behind Manchester and Nashua,"[ii] cities with over twice the population of Rochester. The City of Rochester also has a much lower rate of higher education than its neighbors. According to 2015 ACS data, only a bit over 20% of Rochester residents have a bachelor's degree or higher in comparison to nearly 40% of Dover residents and 55% of Portsmouth residents. This has left Rochester residents poorly positioned in an economy increasingly focused on advanced manufacturing and offering higher skilled jobs. The city also has a high rate of usage and overdose deaths from opioids. Data from the New Hampshire Drug Monitoring Initiative's July 2017 report indicates that the City of Rochester experienced 11-25 overdose deaths in 2016, making Rochester one of the top six municipalities in New Hampshire with the highest number of overdose deaths.

iii. Description of the Brownfields: The City of Rochester's industrial legacy is reflected in the three brownfields sites, ten potential brownfield sites, and 76 other environmentally contaminated properties in a relatively small city. The majority of the sites are located within or very near to the downtown area, in which the Wallace Street site is located. More specifically, the Wallace Street brownfield site is located within a mixed residential-commercial neighborhood and approximately a half mile from a low-income block of 76 public housing units for elderly residents and residents with disabilities, as well as School Street School, an elementary school with 72% low-income students, 46% students with disabilities, and 16% racial minority students, with Hispanic/Latino students being 8% of that percentage. In addition, within

a quarter-mile radius of the project site are 70 low-income households, as determined through housing voucher data from the Rochester Housing Authority.

The Wallace Street site was first developed for industrial use in 1892. From 1908 to 1925, the site was occupied by Rochester Foundry & Machine Works; from 1925 to 2949, the site was occupied by Johnson Foundry, Twin State Gas & Electric Co., and Diamond Match Co.; from 1958 to 1989, the site was occupied by a scrap metal business and Public Service Co. of New Hampshire; and from 1989 to 2007, the site was a recycling center named Advanced Recycling. The property was transferred by donation to the City of Rochester in 2007.

In December 1996, a complaint was filed with the New Hampshire Department of Environmental Services regarding an oil spill at the property. Approximately two tons of soil were excavated and removed from the site. Prior to the City of Rochester assuming ownership of the property, the city completed a Phase I ESA. Phase I ESA findings from June 2007 showed methyl tertiary-butyl ether (MtBE), tetrachloroethene (PCE), and polynuclear aromatic hydrocarbons (PAHs) present in site groundwater. Phase II findings from August 2007 have shown subsurface soil exceedances of state standards for PCE and PAHs; MtBE levels are within state standards. PCE exceedances have been found in all site monitoring wells, and trichloroethene (TCE, a PCE breakdown product) are now exceeding state standards at some monitoring locations.

There are also concerns that the contamination, if not remediated, may eventually migrate to neighboring properties. Vapor intrusion into buildings resulting from contaminated groundwater will need to be addressed when property redevelopment begins. Currently, an office building on the adjacent property could be impacted by vapor intrusion if the soil source area at the former Advanced Recycling Site isn't addressed. Migration is especially concerning as the Centers for Disease Control and Prevention (CDC) have found that long-term PCE exposure may lead to a higher risk of getting bladder cancer,[iii] and a 2015 Frisbie Memorial Hospital community health needs report found that Strafford County bladder cancer rates are approximately 75% higher than the U.S. average.[iv]

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: *Crime:* The vacancy of the lot, which is not lighted at night, has also encouraged use of the property for illicit substance activity such as selling and purchasing. For example, 40 Winter Street, the property directly next door to the Wallace Street site, has logged 53 calls to the police department for this year for drug activity, suspicious activity, etc., compared to 34 calls in 2016 (or about 13%). *Public Safety:* This also presents safety concerns due to discarded hypodermic needles and potential PCE exposure, which has been linked to several cancers by the CDC. *Transportation:* According to 2015 ACS data, citywide nearly 12% of all residents have no access to a personal motor vehicle. This project site neighborhood also abuts Route 125, one of the busiest commercial corridors in the city and one without dedicated bike lanes, which limits walking and bicycling transportation options. *Sedentary Lifestyle Diseases and Downtown Walkability:* A 2015 Needs Assessment from Rochester's Frisbie Memorial Hospital indicated that nearly half of Strafford County adults (45%) have high cholesterol, more than one in four (28%) have high blood pressure, and more than one in four (30%) are obese, all of which are exacerbated by a lack of walkable downtown space. The report also identified obesity education, senior health services, exercise education, and wellness initiatives as within the top twenty-three community health needs. The downtown's walkability is impeded by the high percentage of blighted/vacant properties, presence of used hypodermic

needles, lack of sidewalks, heavy traffic patterns, and other factors.

ii. Cumulative Environmental Issues: Based on information obtained using EJSCREEN mapping tool from the Environmental Protection Agency (EPA), within one mile of the Site, there are 15 sites that are stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state, and local air pollution agencies. Rochester has been designated one of eight "high risk" communities in the State of New Hampshire for lead poisoning, as identified by the New Hampshire Department of Health and Human Services, mostly due to the age and conditions of the housing stock which is dominant in the downtown target area. This ranking is supported by a 2012 Health Needs Assessment from the regional Wentworth-Douglass Hospital which includes "physical environment" as one of the top 15 health needs in the Seacoast area. In addition, the Turnkey Landfill is located within the City of Rochester and less than five miles from the Wallace Street site, and the closed Old Dover Road landfill is less than three miles from the site. These landfills have contributed to heavy truck traffic and air emissions within the city.

Environmental issues specific to the project site neighbor includes traffic congestion and its related issues, water quality, and a lack of walkability in the downtown. The project site neighborhood abuts Route 125, one of the busiest commercial corridors in the city and one without dedicated bike lanes, which limits walking and bicycling transportation options. New Hampshire Department of Transportation data from 2013 lists an average weekday traffic volume of 16,482 vehicles for Route 125. In addition, soil contamination from the Wallace Street site has impacted local groundwater and has started migrating to neighboring properties' groundwater. The City of Rochester's surface water treatment facility is the primary supply of drinking water and draws from the Rochester Reservoir, which is diverted from the Berrys River watershed. The project site neighborhood is served by the public water system. Over a century of industrial runoff and other contaminations in the downtown area have negatively impacted this watershed and other drinking water sources.

iii. Cumulative Public Health Impacts: Excavation of contaminated soil will improve groundwater quality near the site and eliminate potential impacts to groundwater further downgradient and to downgradient surface water bodies nearby. A 2015 Needs Assessment from Rochester's Frisbie Memorial Hospital indicated that 14% of Strafford County residents have asthma, compared to only about 8% of adults nationwide according to the Centers for Disease Control and Prevention. Rochester has been designated one of eight "high risk" communities in the State of New Hampshire for lead poisoning, as identified by the New Hampshire Department of Health and Human Services, mostly due to the age and conditions of the housing stock which is dominant in the downtown target area. The city also has a high rate of usage and overdose deaths from opioids. Data from the New Hampshire Drug Monitoring Initiative's July 2017 report indicates that the City of Rochester experienced 11-25 overdose deaths in 2016, making Rochester one of the top six municipalities in New Hampshire with the highest number of overdose deaths. In addition, the CDC has stated that long-term PCE exposure may lead to a higher risk of getting bladder cancer, and the 2015 Frisbie report found that Strafford County bladder cancer rates are approximately 75% higher than the U.S. average. The high percentage of disabilities of nearly one in two School Street School students may also be correlated to the presence of the Wallace Street site and other local environmental contaminations, such as lead-based paint in lower income housing.

c. Financial Need

i. Economic Conditions: The City of Rochester has a much lower rate of higher education than its neighbors. According to 2015 ACS data, only a bit over 20% of Rochester residents have a bachelor's degree or higher in comparison with nearly 40% of neighboring Dover residents and 55% of Portsmouth residents. Poorer Rochester residents are unable to access post-secondary education, and about 72% of students at School Street School, located less than half a mile from the Wallace Street site, are low-income. This has left Rochester residents poorly positioned in an economy increasingly focused on advanced manufacturing and offering higher skilled jobs.

The City's high downtown commercial vacancy rates of about 25% have depressed property values and the tax base for the City of Rochester, and the booming growth in population and consequent taxes of the 1990s has slowed in the 2000s and post-recession to a trickle. Recent severe winter storm events have also resulted in unavoidable increases in expenses for snow removal, road repair, and emergency services,[v] as well as increased welfare and social services expenses for the large unsheltered homeless population within the city.[vi] In addition, the City of Rochester operates under a tax cap that prevents the City's operating budget from increasing beyond a very small percentage in any given year, and an extra $200,000 in the Department of Public Works' budget would represent an infeasible budgetary increase.

ii. Economic Effects of Brownfields: The proposed project site's former use as the Advanced Recycling facility has had negative effects on neighboring properties' property values and businesses. Data from Rochester's Assessing Office shows that the property value for 7 Wallace Street, which was at a high of $217,500 in 2009, is now down to $168,600 in 2017. The property value of 10 Wallace Street, one of the two parcels comprising the proposed project site, has also suffered. While 10 Wallace Street was valued at $147,400 in 2009, it is now down to $132,700. The proposed project will not only restore the 10 Wallace Street to productive economic use but also positively impact neighborhood property values and reduce the 25% downtown commercial vacancy rate in the downtown district.

Crime data from the Rochester Police Department indicate that drug activity flourishes in vacant and/or neglected downtown properties. For example, 40 Winter Street, the property directly next door to the Wallace Street site, has logged 34 calls to the police department for 2016 for drug activity, suspicious activity, etc., compared to *264 total similar calls citywide* in 2016 (or about 13%). The 2017 YTD number of calls is 53. These excessive calls detract from patrol officers' ability to respond to other calls at other locations, and police response times have climbed to hours and sometimes days as a consequence, further draining the City's resources.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description

i. Existing Conditions: The property consists of two vacant parcels comprising approximately 0.95 acres located at 10 and 16 Wallace Street in Rochester, New Hampshire. This grant application is requesting funding to remediate contamination on the 10 Wallace Street parcel. The former warehouse buildings on the property were all razed by the City of Rochester in 2010, as they presented an attractive nuisance and served as a place of illicit drug activity. Phase I ESA findings from June 2007 showed methyl tertiary-butyl ether (MtBE), tetrachloroethene (PCE), and polynuclear aromatic hydrocarbons (PAHs) present in site groundwater. Phase II findings from August 2007 have shown subsurface soil exceedances of state standards for PCE and

PAHs; MtBE levels are within state standards. Two areas of soil containing PCE above New Hampshire Department of Environmental Services (NH DES) soil remediation standards have been identified: soil to depths of 3± feet below local grade in the vicinity of the scale at the southwestern boundary of the site near Wallace Street and soils to depths of 12± feet as the eastern end of Building C. To achieve compliance with Env-Or 600 and prepare the site for redevelopment, the PCE source in site soil will need to be remediated and groundwater quality will need to comply with Ambient Groundwater Quality Standard (AGQS) or be monitored until compliance is achieved. Given the detection of PCE at a concentration exceeding the GW-2 standard, potential volatile organic compound (VOC) vapors must be prevented from intruding into new occupied structures.

ii. Proposed Cleanup Plan: Two areas of soil containing PCE above New Hampshire Department of Environmental Services (NH DES) soil remediation standards have been identified: soil to depths of 3± feet below local grade in the vicinity of the scale at the southwestern boundary of the site near Wallace Street and soils to depths of 12± feet as the eastern end of Building C. To achieve compliance with Env-Or 600 and prepare the site for redevelopment, the PCE source in site soil will need to be remediated and groundwater quality will need to comply with Ambient Groundwater Quality Standard (AGQS) or be monitored until compliance is achieved. Given the detection of PCE at a concentration exceeding the GW-2 standard, potential volatile organic compound (VOC) vapors must be prevented from intruding into new occupied structures.

Assuming that option #2 in the ABCA is followed (excavation and off-site disposoal), a total of 900± tons of soil requiring excavation and off-site disposal are estimated. It is anticipated that field screening methods in conjunction with field observations during excavation will be adequate to identify the contaminated soil in the portions of the source area not defined by the existing data. The concrete slab foundation in the MW-5/B-2 area and asphalt pavement in the B-9 area will need to be cut and removed to access the soil below. While the concrete is presumed to be uncontaminated, the analytical data suggests that PCE contamination may exist in soil directly in contact with the concrete. Based on this assumption, the soil contact side of the concrete will likely require gross decontamination in the form of pressure-washing. It is anticipated that the concrete can be cleaned on the ground surface in the area to be excavated without generating enough fluids to result in saturated soil. The material washed off will then be removed along with the rest of the impacted soils. Likewise, the asphalt may need gross decontamination to enable disposal at an asphalt recycling facility.

It is assumed that the PCE-impacted soils will be disposed of at a licensed soil recycling facility located in New Hampshire and that the soils are classified as non-hazardous material. A groundwater management zone (GMZ) delineation should be completed to define the extent of VOC contamination in groundwater. Up to four off-site monitoring wells (one upgradient and three downgradient) are anticipated to be necessary to define the dissolved contaminant plume. As required, a groundwater management permit (GMP) would be employed at the site and recorded at the Strafford County Registry of Deeds. Vapor mitigation measures in the form of Liquid Boot® Membrane or similar barrier are recommended for any new construction on the site during redevelopment.

This cleanup plan will be compliant with state and federal regulations, be protective of human health and the environment, and facilitate redevelopment of the site for reuse as a light industrial/commercial small business incubator. Following remediation, the site will be enrolled in NH DES' voluntary cleanup program. Engineering and institutional controls will be used

during the project. Any extra costs associated with the project, not described below, will be covered by the City of Rochester.

iii. Alignment with Revitalization Plans: The proposed redevelopment of the Wallace Street brownfield will replace the currently vacant lot with a light industrial/commercial building to be used as a small business incubator facility. This redevelopment aligns with priorities identified in the City's FY 2015-2020 Community Development Block Grant Consolidated Plan, which discusses the need to reduce the blight in Rochester's downtown region and encourage economic development, and the City's recently adopted update to its Economic Development Master Plan, which calls for more economic development focus on the downtown after a period of focus in other geographic areas of the City. The City's current Downtown Master Plan also specifically calls for "substantive improvements to existing properties and new construction that lifts property values for surrounding areas." The *First Impressions: Rochester* report, a result of a University of New Hampshire initiative, also identified vacant and blighted properties as deterring downtown foot traffic.

The property and its vicinity are serviced by municipal water and sewer. One water well is known to exist 700± feet southeast of the property. In addition, there is a Route 2 Cooperative Alliance for Seacoast Transportation bus stop less than half a mile from the Wallace Street property, which is a walking distance of approximately six minutes. This will ensure lower redevelopment costs for the project and also allow low-income small business owners who may not have personal vehicles access to the small business incubator via public transit. In addition, creating a safer neighborhood through remediation and redevelopment will allow more residents to more easily access the existing bus stop.

The HUD-DOT-EPA Livability Principles will also be consulted and incorporated into the project as much as possible. The project will (1) enhance economic competitiveness, by providing affordable commercial space for small businesses and sole proprietors, which is currently lacking in the downtown; (2) support existing communities, by remediating a contaminated property and returning the property to productive economic use; and (3) value communities and neighborhoods, by remediating a contaminated property in the downtown and preventing contamination of surrounding properties while constructing a small business incubator that will blend in well with the existing mixed commercial-residential neighborhood.

b. Task Descriptions and Budget Table

Task I: Cooperative Agreement Oversight: This task will entail managing the grant and coordinating efforts between the City of Rochester, its Qualified Environmental Professional (QEP), and the EPA, and attending the EPA National Brownfields Conference. **Expenses** include staff time, travel and contractual. The Project Manager will coordinate all efforts, and attend the conference with one additional person. **Outputs** include required reporting submitted in a timely manner to EPA via ACRES and other approved methods, procuring a QEP, and Cooperative Agreement closeout.

- Personnel Costs: $2,000; EPA Grant $2,000; Cost Share: $0; PM – 20 hours at $100/hour = $2,000
- Travel Costs: $2,000; EPA Grant: $0; Cost Share: $2,000; includes airfare, lodging, and per diem meals for 2 people
- Contractual: $7,000; EPA Grant: $7,000;Cost Share: $0; QEP (TBD): 70 hours at $100/hour = $7,000

Task II: Community Outreach and Engagement: This task includes public meetings conducted by the city regarding the site and its cleanup as well as meetings with businesses directly affected by the cleanup to discuss timing and coordination during the cleanup. The estimated three meetings will take place in public buildings that are handicap accessible, such as City Hall or the Rochester Community Center. **Expenses** include staff time, supplies and contractual. Staff time includes preparing a Community Relations Plan, attending and running the meetings, and having the meeting notices translated and printed in languages other than English, in compliance with the City of Rochester's existing Language Access Plan, to ensure that non-English speaking and Limited English Proficiency residents have full access to information about the meetings and the cleanup. The expense of placing legal advertisements in the newspaper and printing information for residents is included in Supplies. Public notice of the Remedial Action Plan (RAP), Analysis of Brownfields Cleanup Alternatives (ABCA), and a public comment period will be advertised to provide the public the opportunity to comment on the plan and to ask questions. Project details will be provided in access agreements to property owners in the vicinity of the cleanup. The city will work directly with these property owners to ensure they understand how they will benefit from and be impacted by the cleanup, as well as to negotiate access to properties if such becomes necessary during the course of remediation.

Outputs: Community Relations Plan prepared; three public meetings held in accessible locations; one Remedial Action Plan, including responses to all public comments.

- Personnel Costs: $2,000; EPA Grant $1,000; Cost Share: $1,000; PM – 20 hours at $100/hour = $2,000
- Supplies: $500; EPA Grant $500; Cost Share: $0; $500 for advertising and printing outreach materials
- Contractual: $2,500; EPA Grant: $2,500; Cost Share: $0; QEP (TBD): 25 hours at $100/hour = $2,500

Task III: Site-Specific Activities: This task will include finalization of the ABCA and RAP incorporating community comments and concerns, submission of the Quality Assurance Project Plan (QAAP), and the actual cleanup work. **Expenses** include staff time and contractual costs for the QEP and remediation contractor. The PM will work with the QEP to procure the remediation contractor. **Contractual**: QEP work will include assisting in finalizing the ABCA, RAP and QAPP; securing a qualified remediation contractor; and creation of soil management plan. Remediation contractor will follow the clean-up plan for safe remediation of 0.95 acres of brownfield. **Outputs:** Finalized ABCA, QAPP and RAP including community comments; selection of a remediation contractor; soil management plan; safe remediation of 0.95 acres of brownfield.

- Personnel Costs: $5,000; EPA Grant $0; Cost Share: $5,000; PM – 50 hours at $100/hour = $5,000
- Contractual: $196,500; EPA Grant: $171,000; Cost Share: $25,500; QEP (TBD): 50 hours at $100/hour = $5,000

  Remediation Contractor – Total cost of soil excavation and off-site disposal and groundwater monitoring = $265,800 ($191,500 grant and cost share funds and $74,300 leveraged funds)

Task IV: Oversee Site Cleanup: This task includes continual monitoring of the project and ensuring that the cleanup is progressing. **Expenses** include staff time and contractual time for the

QEP to monitor the remediation. The City's QEP will be completing the majority of this work with the City's Project Manager participating in weekly construction updates. The City of Rochester and their QEP will coordinate with the NH DES throughout the cleanup to make certain all required paperwork and closeout documentation is completed to properly document the work. The QEP will also be documenting labor performed on the project, through collection of weekly payroll forms and on-site worker interviews, as required to comply with the Davis-Bacon Wage Act. **Outputs:** Weekly construction meetings, cleanup funding leveraged, redevelopment partners secured, QEP site monitoring, institutional controls if necessary, submission of required reporting and final closeout.

- Personnel Costs: $6,500; EPA Grant $0; Cost Share: $6,500; PM – 65 hours at $100/hour = $6,500
- Contractual: $16,000; EPA Grant: $16,000; Cost Share: $0; QEP (TBD): 160 hours at $100/hour = $16,000

Budget Table

		Project Tasks ($)			
Budget Categories	**1. Cooperative Agreement Oversight**	**2. Community Outreach & Engagement**	**3. Site-Specific Activities**	**4. Oversee Site Cleanup**	**Total**
Personnel	$2,000	$2,000	$5,000	$6,500	$15,500
Travel	$2,000	$0	$0	$0	$2,000
Supplies	$0	$500	$0	$0	$500
Contractual	$7,000	$2,500	$196,500	$16,000	$222,000
Total Federal Funding	$9,000	$4,000	$171,000	$16,000	$200,000
Cost Share	$2,000	$1,000	$30,500	$6,500	$40,000
Total Budget	$11,000	$5,000	$201,500	$22,500	$240,000

c. Ability to Leverage Funds/Resources: General city funds in the amount of $75,937.28 have been reserved in a special fund to serve as the matching funds for this project. In-kind city staff labor in the amount of $4,062.72 will be provided by the City Engineer. In addition, $52,526.39 in city funds has already been spent on remediation, including removal of the on-site buildings, and there is $21,536.33 in encumbered city funds to pay for site monitoring of properties adjacent to the Wallace Street property. Strafford Regional Planning Commission will be contributing both staff time and assessment grant funds to assist in cleanup planning activities. In addition, the downtown region has been designated an Economic Revitalization Zone, which means businesses that move into the remediated property may be eligible for New Hampshire tax credits.

Source	**Purpose/Role**	**Amount ($)**	**Status**
Rochester – Department of Public Works	Brownfields mitigation – oversight and management	$4,062.72 (~47/hour for 87 hours)	Secured

Rochester – Economic Development Fund	Brownfields mitigation – site and adjacent property monitoring	$21,536.33	Secured
Strafford Regional Planning Commission	Technical assistance	$1,000 ($50/hour for 20 hours)	Secured
SRPC	FY 17 EPA Brownfields Assessment Grant – additional cleanup planning	$3,500	Secured
SRPC	FY18 EPA Brownfields Assessment Grant – additional cleanup planning	$3,500	Seeking

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community: The City's Community Development Coordinator will be the contact person for the Community Engagement Plan and associated community relations plan. The pre-application engagement process involved a formal public hearing, with notice provided via posting to the City's website, posting to the Department of Public Work's Facebook page, posting in multiple key city locations, and an article in the local newspaper. The notice was published two weeks prior to the hearing. The public hearing notice was also sent to the Rochester Housing Authority to be posted in the public housing units that are located approximately a half mile from the brownfield site and sent to the Ward 6 Rochester United Neighborhoods (R.U.N.) neighborhood organization, as part of the City of Rochester's planned efforts to provide specific outreach to lower-income residents who live near the proposed project site.

The pre-application public hearing was held on October 19, 2017, at the beginning of the regular Public Works Committee meeting. The draft Analysis of Brownfields Cleanup Alternatives and draft Brownfields Cleanup Grant Application were both made available in hard copy, and it was announced that the draft Analysis of Brownfields Cleanup Alternatives and grant application were also available on the City's website. Minutes and summaries from the public hearing and public comments period are included as an attachment.

The post-award engagement process will involve the development and posting of a city-affiliated website containing information on the project, the project timeline, information on how potential construction companies and businesses can become involved, and the City's Section 3 policy. Information about the starting-phase planning meeting will also be sent to the Rochester Housing Authority and the Ward 6 R.U.N. group to be posted to these organizations' resident-members through physical postings, social media, and email list-servs, and quarterly meetings will be held thereafter to inform residents, answer questions, and solicit input and suggestions at each phase of the project. Neighboring property owners have expressed strong support for remediation of the Wallace Street site, and these neighbors will be individually contacted and specifically invited to the community meetings. Downtown local businesses will also be invited to participate through the City's existing partnership with the Greater Rochester Chamber of Commerce and Rochester Main Street downtown business association. Project progress, changes, and updates will be regularly discussed at Public Works & Buildings Committee and City Council meetings, which are publicly posted and open to the general public, as well.

The primary sensitive population in the census tract in which the brownfield is located, as identified through analysis of available demographic data, is low-income residents. Secondary sensitive populations include elderly residents and minor residents, both demographics with

higher health risks. During the project, remediation and construction crews will employ dust suppression procedures and technologies, and the project site will be surrounded at all times by a fence with appropriate signage to prevent access by the general public. Signage will include a telephone number for residents to call with any questions or concerns. The Department of Public Works will coordinate with the Rochester School Department to either reroute any school bus routes that currently pass near the Wallace Street site or, alternately, to suspend project work during times that school buses will pass near the site. The Department of Public Works will also coordinate with the Rochester Housing Authority to ensure that project updates and cautions are distributed to the public housing residents who reside in the buildings near the project site.

b. Partnerships with Government Agencies: The City of Rochester coordinated with NH Department of Environmental Services (NH DES) on the phase I report and will continue to coordinate with NH DES to conduct monitoring to ensure complete remediation of the site. NH DES has a history with the site dating back to 1996 and is very familiar with the City's efforts to remediate the property. The City will coordinate with EPA Region I on quarterly grant reporting and other grant compliance items. In addition, the City's Department of Public Works will work with the community organizations listed below, to identify and recruit appropriate business to occupy the completed small business incubator, and the Rochester Department of Building, Zoning, and Licensing Services, to ensure that the small business incubator is constructed according to local and state building, health, and safety codes.

c. Partnerships with Community Organizations:

Name of Organization	***Organizational Website***	***Assistance To Be Provided***
Rochester Economic Development Commission	Susan DeRoy, Chair 603-335-7522	outreach/networking to downtown business community for community engagement; identification and recruitment of businesses to occupy completed small business incubator
Greater Rochester Chamber of Commerce	Laura Ring, President/CEO 603-332-5080	identification and recruitment of appropriate businesses to occupy completed small business incubator
Strafford Regional Planning Commission	James Burdin, Regional Economic Development Planner 603-994-3500	drafting and/or reviewing responses to the project request for proposals, reviewing documents, and helping plan and execute the project's community outreach components
Strafford Economic Development Corporation	Dennis McCann, Executive Director 603-749-2211	Outreach/networking to downtown business community for community engagement; identification and recruitment of businesses to occupy completed small business incubator

Letters of commitment are provided in the attachments to this grant application.

d. Partnerships with Workforce Development Programs: The City of Rochester intends to draw on existing partnerships with the Community Action Partnership of Strafford County's Workplace Success program (http://www.straffordcap.org/programs/employment-a-

training/workplace-success), which provides job skills training and volunteer placement for low-income clients trying to re-enter the workforce while supporting their families; MY TURN (https://www.my-turn.org/), which helps low-income young adults develop vocational skills and identify career paths; and Great Bay Community College (http://greatbay.edu/about/atac/about-the-center), which hosts an Advanced Technology & Academic Center with the City of Rochester that teaches students advanced manufacturing skills. Specifically, the City of Rochester will ask each organization to advertise the small business incubator space to its clients/students and work with each organization to identify clients/students who may be interested in starting a small business that might be suitable to the small business incubator. As many of these individuals are low-income and/or unemployed, including all of the clients of MY TURN and the Workplace Success program, preference will be to occupy the small business incubator with clients/students from these organizations, as low-income persons are the primary sensitive population served by this project.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits: Excavation of contaminated soil will improve groundwater quality near the site and eliminate potential impacts to groundwater further downgradient and to downgradient surface water bodies nearby, especially the Berrys River watershed. The potential for vapor intrusion also will be removed. This is especially important as the site is located within a mixed residential-commercial neighborhood and approximately a half mile from a heavily elderly and disabled low-income residential public housing neighborhood and the predominately low-income School Street School elementary school.

Eliminating a vacant, blighted property and building a small business incubator will help address the concerns identified in the *First Impressions: Rochester* report, discussed in further detail below, regarding vacant and blighted properties deterring downtown foot traffic. Increasing the walkability of the downtown, through solving the unsightliness and safety concerns with the Wallace Street property in its current state (*i.e.*, illicit uses/crime), will also address several public welfare and health concerns. Frisbie Memorial Hospital's 2015 *Community Health Needs Assessment* has identified obesity education, senior health services, exercise education, and wellness initiatives as within the top twenty-three community health needs, all of which can be partially addressed through encouraging a more walking-friendly downtown.

b. Economic and Community Benefits: Replacing the currently vacant lot with a light industrial/commercial building will help to reduce the blight in Rochester's downtown region and help end the use of the property for illegal drug activity. This will also help raise the property values of the neighboring properties, which are mostly small businesses, and remediating hazardous conditions at the site will prevent the contaminants from migrating to these neighboring properties. Further, the downtown region has been designated an Economic Revitalization Zone, which means businesses that move into the remediated property may be eligible for New Hampshire tax credits.

Reducing vacancies downtown will help increase overall foot traffic and business, as the current vacancies prevent residents and visitors from walking in the downtown region. Several surveys and studies, such as the *First Impressions: Rochester* report from the University of New Hampshire Cooperative Extension, have indicated that vacancies and lack of foot traffic in the downtown deter visitors from walking through this area and frequenting the shops and

restaurants located there.[vii] The proposed project will not only restore the Wallace Street site to productive economic use but also positively impact neighborhood property values and reduce the 25% downtown commercial vacancy rate in the downtown district.

The remediated property will attract businesses such as a sole proprietor electrician, a small lumber supply shop, and other similar light industrial contractors. These are the types of businesses well-suited to providing good, quality employment to residents without substantial post-secondary education. This kind of economic development is essential to meeting the current-day needs of Rochester's lower-income residents without four-year post-secondary degrees, for whom factory jobs have largely been replaced with lower-paying service sector employment or advanced manufacturing jobs requiring higher skill levels.

Revitalization of the Brownfield Site: It is anticipated that this project will create jobs through the remediation, redevelopment, and post-redevelopment phases. During the remediation phases, the soil contamination remediation work will be contracted out due to the technical requirements of the work. After this remediation, when the small business incubator facility is constructed, components of the construction work will also be contracted out, though supervised by the Department of Public Works. During both project phases, bids and contracting will follow the City of Rochester's Section 3 preference and procurement policies.

After the facility is completed, it will be occupied by four or more small businesses in the commercial and/or light industrial sectors. It is estimated that these businesses will have somewhere between one to five employees per business. This means a total job creation of between four to twenty jobs in the post-redevelopment phase.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: Recent financial audits (through 2016) of the City of Rochester have not resulted in any findings or concerns. Also, in 2014, Moody's upgraded the City of Rochester's financial rating to Aa3, and Standard and Poor's upgraded the city's bond rating to AA in the same year. The City's financial statements are available online at http://www.rochesternh.net/business-finance/pages/city-financial-statements.

b. Programmatic Capability: The City of Rochester is a municipal entity that has a budget for FY 18 of $37.2 million. The Department of Public Works plans to work with the Economic Development Office to ensure the proposed project meets economic development goals, and the required matching funds have been reserved in a special Economic Development fund specifically for this project.

The City Engineer, Michael Bezanson, will be head of the project/project manager. Mr. Bezanson and the Department of Public Works have extensive experience in managing projects of this size and nature. This includes the Salmon Falls sewer extension project, partially funded through a federal Economic Development Administration grant, and the restoration of the formerly vacant and gutted 1904 City Hall Annex building, partially funded through federal and state historic preservation grants. Mr. Bezanson has not used ACRES but will obtain appropriate training on using the system as soon as possible after award of a grant. The City's Grants Manager, Julian Long, will assist Mr. Bezanson in administering the EPA brownfields cleanup grant and submitting required reports, should a grant be awarded. Mr. Long has been involved in grant reporting and grant compliance with both the EDA project and the City Hall Annex restoration project.

Financial monitoring and compliance will be performed by the City's Business and Finance Office. Roland Connors, Deputy Finance Director, has provided financial oversight for many federal grants and projects, including the City's CDBG program, SAMHSA Drug Free Communities grant, EDA sewer extension project, and City Hall Annex restoration project. Mr. Connors will provide the financial oversight for the Wallace Street project, should a grant be awarded.

The City also plans to coordinate with Nobis Engineering, Inc. (www.nobiseng.com) to perform the remediation portion of the project. Tim Andrews, Senior Project Manager and Director of Environmental Services, will be the point person at Nobis Engineering for this project. Nobis Engineering has twenty-nine years of experience working with federal government agencies as both a prime contractor and team subcontractor at more than 200 military, Superfund, and other governmental sites. This experience includes remedial investigation and remediation, A/E services and design-build expertise, compliance, Brownfields, storm water management; facilities support services, as well as construction management experience.

All procurement and hiring for the project will follow the City of Rochester's procurement policies. All items or services that are over $10,000 will follow a sealed bid process. All items or services that are over $1,000 but under $10,000 will require obtaining three price quotes/estimates.

c. Measuring Environmental Results: Anticipated Outputs and Outcomes: The project manager will be responsible for tracking and measuring the project's progress over the course of the grant period and will do so by submitting quarterly reports to EPA. The reports will include information regarding the timeline or cleanup plan, as well as what is expected to occur in the next quarter. The ACRES database will be updated regularly and will track the property data and outcomes generated from the cleanup project.

Outputs: Task #1 – Cooperative Agreement Oversight: Secure contractors; updates to EPA quarterly reports; attend regional brownfield conference; Task #2 – Community Outreach & Engagement: Revise/finalization community relations plan; draft outreach materials; begin contacting project partners; Task #3 – Site-Specific Activities: Work plans and quarterly reports submitted to EPA; Task #4 – Oversee Site Cleanup: Work plans and quarterly reports submitted to EPA; excavation and off-site disposal of 900 tons of soil; file NH DES reports

Outcomes: Task #1 – Cooperative Agreement Oversight: Completion of all deliverables; grant close-out; Task #2 – Community Outreach & Engagement: Community input integrated into finalized remediation and redevelopment plans; Task #3 – Site-Specific Activities: Removal of contaminated soil leading to cleaner site; elimination of vapor intrusion, leading to improvement in indoor air quality; Task #4 – Oversee Site Cleanup: Minimization of exposure to hazardous substances; site will be back on the tax rolls, generating tax revenues; improvement in the value of adjacent real estate; ability for the City and the adjacent businesses to retain and increase the number of jobs within the City of Rochester.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfield Grants

The City of Rochester has not received an EPA Brownfields Grant but has extensive experience in managing federal grants and meeting federal environmental requirements.

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments: The City of Rochester has extensive experience in managing federal grants and ensuring compliance with relevant federal laws and regulations, including but not limited to the National Environmental Policy Act, the Davis-Bacon Act, and 2 CFR 200. The City of Rochester is a long-time recipient of Community Development Block Grant funds, and the City also receives and manages funds through the Substance Abuse and Mental Health Services Administration, U.S. Department of Justice, and other federal departments and agencies. The City of Rochester also successfully managed a HUD Neighborhood Stabilization Program. The City of Rochester was awarded $2.4 million and worked with The Housing Partnership, a regional nonprofit housing developer, to redevelop five bank-owned residential properties in a distressed downtown Rochester neighborhood, near downtown, into affordable homeownership opportunities for families and individuals. This project was completed in 2009.

More recently, the City of Rochester has received $1.9 million from the federal Economic Development Administration to extend the City's water/sewer lines so that businesses in East Rochester can expand. This project, too, has required compliance with the federal environmental review process, the Davis-Bacon Act, and Section 3 requirements, as well as job creation and retention tracking. The project has generated well over $100,000 in private investment.

2. Compliance with Grant Requirements: The City of Rochester has met all grant requirements for the federal grants it has received. This includes completion of environmental reviews prior to project commencement, Davis-Bacon Act monitoring and reporting, Section 3 initiatives and reporting, and job creation tracking and reporting. The Department of Public Works and Office of Economic & Community Development also have experience in remediating city-owned properties for environmental concerns and possible or actual contamination. For example, the City Hall Annex renovation project, started in fall 2016 and completed in fall 2017, has involved the survey and removal of asbestos, lead paint, and polychlorinated biphenyls from the over 100 year old building.

iii. Has Never Received any Type of Federal or Non-Federal Assistance Agreements

The City of Rochester has received other federal grants, as indicated above in Section ii.

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[i] School Street School data profile, Great!Schools. <https://www.greatschools.org/new-hampshire/rochester/423-School-Street-School/>.

[ii] "Rochester City Councilors wrestle with school budget," *The Rochester Times*. 31 Mar 2016. <http://www.fosters.com/article/20160331/NEWS/160339822>.

[iii] "Public Health Statement for Tetrachloroethylene (PERC)," Agency for Toxic Substances & Disease Registry, Centers for Disease Control and Prevention. <https://www.atsdr.cdc.gov/phs/phs.asp?id=263&tid=48>.

[iv] *Community Health Needs Assessment*, Frisbie Memorial Hospital. September/October 2015. <https://www.frisbiehospital.com/wp-content/uploads/2016/03/Frisbie_CommunityHealthNeedsAssessment.pdf>.

[v] *Preparing New Hampshire for Projected Storm Surge, Sea-Level Rise, and Extreme Precipitation: Final Report and Recommendations*, New Hampshire Coastal Risk and Hazards Commission. November 2016. <http://www.nhcrhc.org/wp-content/uploads/2016-CRHC-final-report.pdf>.

[vi] "Homeless lose tents, belongings in storm," *Foster's Daily Democrat*. 30 October 2017. <http://www.fosters.com/news/20171030/homeless-lose-tents-belongings-in-storm>.

[vii] *First Impressions: Rochester Final Report*, University of New Hampshire Cooperative Extension. <https://extension.unh.edu/resources/files/Resource006192_Rep8877.pdf>.

Narrative Proposal Attachments

Org code: 15011010 CIP ECONOMIC DEVELOPMENT Type: E
Object code: 771000 LAND&IMPROVEMENT Status: A
Project code: 09501 WALLACE ST REDEVELOPMENT Budgetary: Y

Fund	1501	CAPITAL PROJECTS GENERAL FUND
LEVEL GOVT	1	GENERAL GOVERNMENT
FUNCTION	0000	
LEVEL/DEPT	101	ECONOMIC DEVELOPMENT
PRGM/ACTIVIT	000	
LOCATION	51	CITY HALL
GRADE	00	
REVENUE	0	
Project	09501	WALLACE ST REDEVELOPMENT

Full description: WALLACE ST REDEVELOPMENT Short desc: WALLACE
Reference Acct: Auto-encumber? (Y/N) N

CURRENT YEAR MONTHLY AMOUNTS

PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	21,536.33	.00	.00
01	.00	.00	.00	8,122.81
02	.00	.00	.00	8,122.80
03	.00	.00	.00	8,122.80
04	.00	.00	.00	8,122.80
05	.00	.00	.00	8,122.80
06	.00	.00	.00	8,122.80
07	.00	.00	.00	8,122.80
08	.00	.00	.00	8,122.80
09	.00	.00	.00	8,122.80
10	.00	.00	.00	8,122.80
11	.00	.00	.00	8,122.80
12	.00	.00	.00	8,122.80
13	.00	.00	.00	.00
Tot:	.00	21,536.33	.00	97,473.61

CURRENT YEAR TOTAL AMOUNTS

Actual (Memo)	.00	Original Budget	150,000.00
Encumbrances	21,536.33	Budget Tranfr In	.00
Requisitions	.00	Budget Tranfr Out	.00
Total	21,536.33	Carry Fwd Budget	.00
Available Budget	75,937.28	Carry Fwd Bud Tfr	.00
Percent Used	49.38	Revised Budget	150,000.00
Inceptn to SOY	52,526.39	Inceptn Orig Bud	150,000.00
		Inceptn Revsd Bud	150,000.00
Encumb-Last Yr	21,536.33	INITIAL	150,000.00
Actual-Last Yr	.00	ADMIN	150,000.00
Estim-Actual	97,473.61	COMMITTEE	150,000.00
	.00	CM/SCHOOL	150,000.00
		COUNCIL	150,000.00

LAST YEAR MONTHLY AMOUNTS

PER	ACTUAL	ENCUMBRANCE	BUDGET
00	.00	1,180.29	.00
01	.00	.00	8,285.38
02	.00	.00	8,285.39
03	.00	.00	8,285.39
04	.00	.00	8,285.39
05	.00	20,832.42	8,285.39
06	.00	300.00	8,285.39
07	192.00	-192.00	8,285.39
08	.00	1,174.68	8,285.39
09	1,424.93	-1,424.93	8,285.39
10	.00	.00	8,285.39
11	.00	.00	8,285.39
12	334.13	-334.13	8,285.39
13	.00	-21,536.33	.00
Tot:	1,951.06	.00	99,424.67

PRIOR YEARS TOTAL AMOUNTS

2017 Actual	1,951.06	2017 Orig Budget			.00
2017 Closed @ YE	1,951.06	2017 Bud Tfr In			.00
2017 Encumbrance	.00	2017 Bud Tfr Out			.00
2017 Memo Bal	1,951.06	2017 C Fwd Budget			.00
2016 Actual	.00	2017 Revsd Budget			.00
2015 Actual	.00				
2014 Actual	.00	2016 Orig Budget			.00
2013 Actual	.00	2016 Revsd Budget			.00
2012 Actual	11,495.23	2015 Orig Budget			.00
2011 Actual	.00	2015 Revsd Budget			.00
2010 Actual	695.00				
2009 Actual	38,385.10	2017		0.00	
2008 Actual	.00	2016		0.00	
		2015		0.00	

FUTURE YEAR AMOUNTS

PER	2019 BUDGET		BUDGET	
00	.00	2019 INITIAL	.00	.00
01	.00	2019 ADMIN	.00	.00
02	.00	2019 COMMITTEE	.00	.00
03	.00	2019 CM/SCHOOL	.00	.00
04	.00	2019 COUNCIL	.00	.00
05	.00	2019 Revised	.00	
06	.00	2020 Estimate	.00	.00
07	.00	2021 Estimate	.00	.00
08	.00	2022 Estimate	.00	.00
09	.00	2023 Estimate	.00	.00
10	.00			
11	.00	2019 Memo Bal	.00	
12	.00	2019 Encumbrance	.00	
13	.00	2019 Requisition	.00	
Tot:	.00			

ACCOUNT NOTES

REDC

Rochester Economic Development Commission

City Hall
31 Wakefield Street
Rochester, NH 03867-1917
603-335-7522 FAX: 603-335-7585
www.thinkrochester.biz

Date: October 19, 2017

To: Julian Long, Community Development Coordinator

From: Susan DeRoy, Chair, Rochester Economic Development Commission

Re: Wallace Street Brownfield Grant Application

The Rochester Economic Development Commission (REDC) met on October 19, 2017 and voted unanimously to support the City of Rochester's application for an EPA Brownfield Clean-up Grant to perform contamination mitigation at the city-owned property on Wallace Street. The REDC actively assisted Mr. Cohen in the donation of the Advanced Recycling property to the city for rehabilitation and future business uses.

The REDC has a dormant committee of members who researched future business uses with the goal of increasing the tax base and creating new jobs in trades or manufacturing at the Wallace Street location. The committee will be reactivated if and when the city is able to remediate the property and actively seek private investment and creating public-private partnerships to actively market and redevelop the site.

Rehabilitation of the site is in keeping with the City of Rochester's Economic Development Master Plan, Item #2 which focuses on attraction of investment to historically underutilized properties, particularly those in the Downtown Business Zone such as the Wallace Street property. The brownfield grant would be a solid and visible step towards our economic development goals.

Should you have any questions or concerns, please don't hesitate to contact Karen Pollard, Economic Development Manager at 603-335-7522.

GREATER
ROCHESTER
CHAMBER OF COMMERCE

...it's good for business!

October 2, 2017

Mr. Daniel Fitzpatrick, City Manager
City of Rochester
31 Wakefield Street
Rochester, NH 03867

RE: Wallace Street Brownfields Cleanup Grant

Dear Mr. Fitzpatrick:

The Greater Rochester Chamber of Commerce is pleased to support and endorse the application by the City of Rochester for a Brownfields Cleanup Grant from the Environmental Protection Agency. We feel strongly these funds would be extremely beneficial to stimulate business growth and development within our city.

The Chamber of Commerce represents over 420 members comprised of large, medium, and small businesses. This project will be especially helpful in providing outreach to the business community and allow for the creation of quality commercial space for small businesses to utilize. Moreover, it will stimulate revitalization in our downtown business sector and allow for business growth and development within the City of Rochester.

In closing, we strongly urge the Environmental Protection Agency to give serious consideration to this wonderful opportunity to revitalize a blighted property in the heart of our downtown. The Greater Rochester Chamber of Commerce is committed to supporting this effort for the benefit of all citizens and businesses of Rochester though providing outreach assistance to the city and recruiting small businesses to locate in the constructed light commercial space to be built through Brownfields Cleanup Grant funds.

Thank you for your time and consideration of this application. Please do not hesitate to contact me with any questions, or if you wish to discuss this matter further.

Very truly yours,

Laura A. Ring
President/CEO

Matt Beaulieu
Chairman of the Board

WEB: www.rochesternh.org
E-MAIL: info@rochesternh.org

18 SOUTH MAIN ST • ROCHESTER, NH 03867-2702
TELEPHONE (603)332-5080 • FAX (603)332-5216

BARRINGTON
BROOKFIELD
DOVER
DURHAM
FARMINGTON
LEE
MADBURY
MIDDLETON
MILTON

Strafford
REGIONAL PLANNING
COMMISSION

NEW DURHAM
NEWMARKET
NORTHWOOD
NOTTINGHAM
ROCHESTER
ROLLINSFORD
SOMERSWORTH
STRAFFORD
WAKEFIELD

October 30, 2017

Julian Long
Community Development Coordinator/Grants Manager
City of Rochester
Rochester, New Hampshire 03867

Dear Mr. Long:

On behalf of the Strafford Regional Planning Commission (SRPC), Rochester, NH, please accept this letter of commitment for the City of Rochester's Brownfields Cleanup grant application for the former Advanced Recycling facility on Wallace Street.

As a political subdivision of the State of New Hampshire, SRPC serves in an advisory role to local governments and community organizations. It is our mission to assure that the region is responsive to the needs of its residents through cooperation with the federal and state agencies and its member communities, through the implementation of SRPC's policies and plans, and through local planning assistance. Through these actions, SRPC aims to support sustainable development and improve the quality of life in the region, balancing economic progress with environmental protection and community well-being.

SRPC recognizes the negative impact of brownfields in our communities and the region. The Advanced Recycling facility in Rochester, NH is included on the priority project list contained in the Strafford Economic Development District's Comprehensive Economic Development Strategy (CEDS). One benefit of the Advanced Recycling project is that the proposed cleanup will minimize the spread of groundwater contamination. Protecting and remediating groundwater is critical to supporting public health, the environment, a viable economy, and the quality of life in the region. The City of Rochester intends to reuse this site as a business incubator. The creation of a business incubator is also a CEDS priority project, and SRPC is excited to partner with the City to advance both aspects of this proposal.

SRPC commends the City of Rochester for proposing this cleanup project, which will result in a new light industrial/commercial building, contribute to business attraction in the downtown, and create jobs. SRPC is the recipient of an EPA Brownfields Assessment Grant and commits $3,500 to provide additional cleanup planning support to Rochester prior to its expiration in September 2018. SRPC is applying for a new assessment grant to begin in October 2018, and, if awarded, could provide a similar amount to support additional cleanup planning. SRPC also commits up to $1,000 (approximately 20 staff hours) of in-kind technical assistance, including education and outreach related to Brownfields, site-specific cleanup, and redevelopment.

Please contact me at (603) 994-3500 or cjc@strafford.org if you have any questions.

Sincerely,

Cynthia J. Copeland, AICP
Executive Director

Cocheco Falls Millworks
100 Main St., Suite 101
Dover, NH 03820

SEDC
Strafford Economic Development Corporation

(603) 749-2211
(603) 749-2221
www.sedcnh.org

October 19, 2017

Karen Pollard, Economic Development Manager
Julian Long, Community Development Coordinator
City of Rochester, NH

Re: Brownfield Clean-up Grant, Wallace Street Project

Dear Karen and Julian:

On behalf of the Strafford Economic Development Corporation (SEDC) of New Hampshire, please accept this letter of commitment for the application for Brownfield Clean-up Grant, Wallace Street Project being submitted in November. The proposed work is consistent with and supportive of SEDC's goals of job creation and retention throughout the region.

Working to spur the redevelopment of brownfield properties for industrial, commercial, residential, and green space in ways that prevent or control exposure to contaminated conditions is a worthy effort. Through these efforts, your community will be revitalized, job opportunities created or expanded, and public health and the environment protected. The application for this grant proposed a structured approach to achieve these goals.

SEDC commits to providing assistance to the City of Rochester's Economic Development Office to identify possible supplemental funding avenues to complement the project and to assist in recruiting companies to the small business incubator once it is finished.

Thank you for your efforts on this and similar efforts.

Sincerely,

Dennis McCann
Executive Director

Threshold Criteria Documentation

ATTACHMENT 1-THRESHOLD CRITERIA

1. Applicant Eligibility

The City of Rochester, NH is an entity that is eligible to apply for cleanup grants. The City is a "General Purpose Unit of Local Government" as defined in 2 CFR 200.64.

2. Site Ownership

The City of Rochester, NH has full and sole ownership through fee simple title of the Site Property at which cleanup activity will be conducted.

3. Basic Site Information

a) *Site Name:* Former Advanced Recycling Site

b) *Site Address:* 10 Wallace Street, Rochester, NH 03867

c) *Current Site Owner:* City of Rochester, NH

4. Status and History of Contamination at the Site

a) *Site Contamination:* Hazardous substances

b) *Operational history and current use:* The property consists of two developed parcels comprising approximately 0.95 acres located at 10-16 Wallace Street in Rochester, New Hampshire. The property had been improved with one 1,590 ± square foot single story building (Building A), one 1,280± square foot single story building (Building B), and one 7,170± square foot warehouse building with a partial second floor (Building C). All buildings were commercial/industrial style with slab-on-grade foundations. The buildings were reportedly razed in 2010. The remaining 32,313 square feet of the property is mostly covered with concrete or asphalt pavement. The property and vicinity are serviced by municipal water and sewer. One water well is known to exist 700± feet southeast of the property. The City of Rochester Assessors' Office identifies the property on Map 120 as Lot 306. Assessors' Office records indicate that the City of Rochester is the owner of the property.

Historical uses of the Site based on aerial photographs and Sanborn maps have included industrial/commercial uses such as a foundry, machine shop, and a scrap metal company prior to use by Max Cohen and Sons/Advanced Recycling.

c) *Environmental concerns:*

Soil samples collected for a previous SI and this SSI identified VOC, PAHs, and arsenic soil contamination exceeding applicable standards. The presence of the PAHs and arsenic may be attributed to "background" conditions and, as such, would be exempt from Soil Remediation Standards. PCE, which was detected in nine of seventeen borings completed to date, was detected in groundwater at a concentration exceeding AGQS, indicating soil sources of PCE contamination are likely impacting groundwater quality at the site. The

ATTACHMENT 1-THRESHOLD CRITERIA

VOC contaminants detected in site soils likely originated from commercial activities at the site and adjoining properties.

In groundwater, TCE and PCE have been detected at concentrations exceeding AGQS in the eastern section of the Site. The chlorinated compound TCE is a partial degradation daughter product of PCE. The documented PCE source area is assumed to be side-gradient of MW-1, where concentrations of PCE were highest. This indicates that a second spot source may be located upgradient of MW-1, where a historical oil spill originating from the site was documented in 1996. Based on the data collected to date, the downgradient extent of groundwater contaminated at concentrations exceeding AGQS has not been defined. Samples from monitoring well MW-5, located in the southern section of the Site continue to report the highest concentration of PCE, which supports the conclusion that the primary source area is contaminated soil in the vicinity of MW-5. Monitoring wells MW-11 and MW-12 indicate that no offsite sources have been identified to be contributing to the degradation of onsite groundwater quality.

d) *How the Site became Contaminated and Nature and Extent of Contamination*
Historic use of the Site centers on commercial and industrial. Historical uses of the Site based on aerial photographs and Sanborn maps have included industrial/commercial uses such as a foundry, machine shop, and a scrap metal company prior to use by Max Cohen and Sons/Advanced Recycling.

The New Hampshire Department of Environmental Services (NHDES) investigated a complaint from an adjoining property owner in April 1996 regarding apparent staining on the property line adjoining the Site. Personnel on the property believed that cutting oil from the metal shavings stored in a nearby building had leaked out and caused the staining. A total of 2.04 tons of soil was excavated from the adjoining property on July 11, 1996 and transported for disposal. No additional work was requested by NHDES. It is believed that this oil leak could have resulted in groundwater contamination beneath the Site.

5. Brownfields Site Definition

a) The Site is not listed nor is it proposed for listing on the National Priorities List;

b) The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA;

c) The Site is not subject to the jurisdiction, custody, or control of the United States government.

6. Environmental Assessment Required for Cleanup Proposals

Site Inspections have been performed as part of the remediation and redevelopment of the Site. In 2007, a Phase I was performed for the City of Rochester prior to acquisition of the Site. Results were presented in a report dated August 31, 2007. Additional investigations including

ATTACHMENT 1-THRESHOLD CRITERIA

soil and groundwater sampling were performed in 2008 to verify and expand on the Phase I results. Results were presented in the February 24, 2009 report. Additional groundwater monitoring well installation and sampling investigations were performed in October 2011 to investigate the extent of groundwater contamination. Results were presented in the March 2012 report.

7. Enforcement or Other Actions

The City of Rochester, NH has no knowledge of any ongoing or anticipated environmental enforcement actions related to the brownfield Site for which funding is sought. The City of Rochester, NH has been very open and transparent in its efforts to bring about public and private awareness for this cleanup and restoration at the Site. The City of Rochester, NH has worked closely with regional, state, and federal representatives to garner support for the project. In none of these ongoing relationships has the City of Rochester, NH received any indication of environmental enforcement actions against the Site.

8. Sites requiring a Property-Specific Determination

The Site does not require a property-specific determination.

i) The property is not subject to planned or ongoing removal actions under CERCLA.

ii) The property does not have facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree, or to which a permit has been issued by the United States or an authorized state under RCRA, FWPCA, TSCA, or SDWA.

iii) The property does not have facilities subject to RCRA corrective action (§3004(u) or §3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures.

iv) The property is not a land disposal unit, nor has it submitted a RCRA closure notification, nor is it subject to closure requirements specified in a closure plan or permit.

v) There has been no release of PCBs and no part of the property is subject to TSCA remediation.

vi) The property does not include facilities receiving monies for cleanup from the LUST trust fund.

9. Site Eligibility and Property Ownership Eligibility

a. Property Ownership Eligibility:

(1) CERCLA §107 Liability: The City of Rochester, NH is not potentially liable for contamination at the Site under CERCLA §107 and is eligible for one of the CERCLA liability protections under the bona fide prospective purchaser provision.

i) The dry cleaning source of contamination ceased operation in 1992, more than two

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decades prior to the City of Rochester's purchase of the property.

ii) The City of Rochester, NH is not liable in any way for contamination and has no affiliations with responsible parties;

iii) Why Not Liable? An AAI was conducted prior to the purchase of the property by the City of Rochester. A Phase I site assessment was performed within six months of the purchase of the site.

(2) Information on Liability and Defenses/Protections

a. *Information on the Property Acquisition*. The property consists of one parcel on Tax Map 120 as Lot 306.

- The City of Rochester, NH acquired the property by negotiated purchase from a private individual/corporation;
- The City of Rochester, NH acquired the property on December 18, 2007;
- The City of Rochester, NH has sole ownership of the property through fee simple title;
- The City of Rochester, NH acquired ownership of the property from Structural Realty, Inc./Max Cohen & Sons, Inc./Steven J. Cohen, as recorded on the Warranty Deed on file at the Strafford County Registry of Deeds, Book 3633/Page0933-0937.
- The City of Rochester, NH has no familial, contractual, corporate, or financial relationships or affiliations with any of the prior owners or operators (or other potentially responsible parties) of the property (including the person or entity from which the property was acquired).

b. *Timing and/or Contribution Toward Hazardous Substances Disposal.* All disposal of hazardous substances at the Site occurred prior to The City of Rochester, NH's acquisition of the property and The City of Rochester, NH did not cause or contribute to any release of hazardous substances at the Site. The City of Rochester, NH has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

c. *Pre-Purchase Inquiry*. Describe any inquiry by you or others into the previous ownership, uses of the property, and environmental conditions conducted prior to taking ownership. Please include in your description:

- The types of Site assessments performed.
    - *Phase I Environmental Site Assessment, Former Advanced Recycling,* June 29, 2007. Performed by the City of Rochester, NH.
    - *Environmental Site Investigation Report, Former Advanced Recycling,* August 3, 2007. Performed by Nobis Engineering for the City of Rochester, NH.

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- Who Performed the AAI Investigation: AAI (Phase I ESA) Investigators: Stanley Bonis, Field Technician, Nobis Engineering; Clarence "Tim" Andrews, P.G, Project Manager, Nobis Engineering. Nobis Engineering's Brownfields Practice Team is comprised of a multidisciplinary group of professionals from all levels of the organization to work cooperatively to provide assessment, remediation and reuse/redevelopment of Brownfields sites in the Northeast. Its brownfields clients include the USEPA, state governments, regional planning commissions, municipalities, site developers, and nonprofit organizations. Nobis Engineering has been engaged in brownfields remediation work since 1988.
- Timing of AAI Investigation: The City of Rochester's AAI investigation or Site assessment was not conducted more than 180 days prior to the date property was acquired.

d. *Post-Acquisition Uses*. The City of Rochester, NH acquired the property on December 18, 2007. Buildings on the site were demolished in 2010. The Site remains vacant pending funding for significant cleanup, remediation and restoration/construction. Prior-acquisitions uses of the property were:

- 1892 - Site developed for apparent industrial use Site developed for apparent industrial use
- 1908 - Site occupied by Rochester Foundry & Machine Works Site occupied by Rochester Foundry & Machine Works
- 1925 - Site occupied by Johnson Foundry and Twin State Gas Site occupied by Johnson Foundry and Twin State Gas and Electric Co.
- 1925 -1949 - Site occupied by Johnson Foundry and Diamond Site occupied by Johnson Foundry and Diamond Match Co.
- 1958 - Site occupied by L. Weinstein & Sons (scrap metal business) and Public Service Co. of New Hampshire
- 1989 - Site purchased by Steve Cohen/Advanced Recycling

The City of Rochester, NH does not have any relationship with any of the prior users.

e. *Continuing Obligations*.

i. Stop any continuing releases: All activities at the Site were discontinued prior to purchase by the city and so there is no continuing release (only the remaining contamination from prior releases).

ii. Prevent Any Future Releases: The site is now vacant, and no building remains on the property. Neighboring properties have had monitoring wells installed ot monitor possible contamination spread, and the monitoring wells are checked three times a year. The remediation and redevelopment will include the safe removal and disposal of contaminated soil. After the cleanup and

redevelopment, the Site soils should pose no environmental threat of a release. Future releases would be limited to accidental spills which will be handled as any hazardous release on the City highway systems.

iii. Prevent or limit exposure to any previously released hazardous substances: The City's Remedial Action Plan (RAP) involves the excavation and off-site disposal of contaminated soils. A Groundwater management zone will be determined in order to monitor groundwater contaminants. In addition, as needed, a vapor intrusion barrier such as Liquid Boot, will be required of any buildings built on-site to prevent the spread of potential vapors into buildings. The City has municipal water in the entire area subjected by the contamination so drinking water is not considered a threat. The cleanup and redevelopment should prevent all future exposure to hazardous substances at the Site. In addition, Site access will be restricted during remedial activities.

Confirming its commitment,

i. The City of Rochester, NH will comply with all (future potential) land-use restrictions and institutional controls;

ii. The City of Rochester, NH will assist and cooperate with those performing the cleanup and provide access to the property;

iii. The City of Rochester, NH will comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and

iv. The City of Rochester, NH will provide all legally required notices.

b. Property Ownership Eligibility – Petroleum Sites

The site is not a petroleum site.

10. Cleanup Authority and Oversight Structure

a. Oversight of Cleanup

Michael Bezanson, City Engineer with the Director of Public Works, will oversee planning and clean-up activities for the project. In compliance with the state cleanup program, the City of Rochester, NH will retain a Qualified Environmental Professional (QEP) to conduct oversight of Cleanup activities. The QEP will be hired prior to beginning cleanup activities, to ensure that all clean-up work is performed in compliance with applicable state and federal regulations. The QEP/Contractor will obtain and evaluate remediation contractor bids, coordinate and oversee remediation activities and adhere to state and federal reporting requirements. The Site is already enrolled in the NH DES cleanup program, and the Remedial Action Plan (RAP) has been reviewed and approved by NH DES.

b. Access to Adjacent Properties:

ATTACHMENT 1-THRESHOLD CRITERIA

Access to abutting and nearby properties is not anticipated to be required to conduct Site Cleanup activities. (a) Contaminants detected at the Site have not migrated to properties beyond the Site Property boundary; (b) Cleanup activities are not expected to impact adjacent properties; and, (c) The Property has adequate Site access/clearance to conduct Cleanup activities. It is anticipated that when off-Property access is required, the City of Rochester, NH (Owner) will communicate with adjacent property owners in advance and obtain authorizations letters from property owners prior to the commencement of Cleanup activities. Adjacent property owners will also be engaged continually in the community outreach portion of the project, discussed in more depth in this grant application's narrative.

11. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

The Draft Analysis of Brownfield Cleanup Alternatives and the draft grant application narrative were made available to the public starting on October 18, 2017, through publication on the City of Rochester's website and through physical copy at the Department of Public Works. Physical copies of the draft ABCA and draft grant application were also distributed at the public hearing held on October 19, 2017.

b. Community Notification Ad

A public notification of the City of Rochester's intention to apply for an EPA brownfields grant, including information on a public hearing and public comments period with contact information, was posted at City Hall, the Rochester Public Library, the Rochester Community Center, and the Rochester Allen Street Post Office on October 4, 2017. This notice was also sent electronically to the Rochester Housing Authority, which has a large block of public housing a half mile from the proposed project site, and the Ward 6 Rochester United Neighborhoods police officer liaison, as the proposed project site is located in the City of Rochester's Ward 6. The public notification was posted on the City of Rochester's website on October 5, 2017. The local newspaper, *Foster's Daily Democrat*, published a news article on the public hearing and public comments period on October 6, 2017. The period of public review of the draft application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) was from October 18, 2017 to November 9, 2017.

No comments were received by the City of Rochester, NH on the draft proposals for cleanup or for the draft ABCA through the public comments periods.

c. Public Meeting

A public hearing was held at the City of Rochester's City Hall on October 19, 2017 to address questions or comments on our proposal. Mr. Peter Nourse, Director of Public Works, provided a general overview of the proposed project and the contamination at the proposed project site. Mr. Mark Laurion, who owns an abutting property to the proposed

project site, asked whether the proposed project would address contamination on his property. Mr. Long, grants manager for the City of Rochester, replied that to the best of his understanding the contamination was limited to the City-owned property and that the proposed project would prevent future potential contamination of abutting properties.

Following the meeting, Mr. Long contacted Mr. Tim Andrews of Nobis Engineering, who has conducted monitoring of the abutting properties, for more detailed information regarding the abutting properties. Mr. Andrews stated that the contamination source is restricted to the City-owned properties but that dissolved groundwater contamination originating from the soil sources has migrated to abutting properties. Remediating the City-owned site's soil will address the groundwater impacts on abutting properties.

d. **Submission of Community Notification Documents**

The City of Rochester is including in attachments to this grant application:

- A copy of the draft ACBA.
- A copy of the public hearing and public comments period notification, as well as the posting affidavit.
- A copy of the newspaper article regarding the public hearing and public comments period in the local newspaper *Foster's Daily Democrat*.
- A summary of public comments received at the public.
- A summary of the City of Rochester's response to the public comments received.
- No comments were received through the public comments period.
- Meeting minutes from the public hearing.
- No meeting sign-in sheets are included, as all speakers at a public hearing are recorded by the official meeting minute-taker and therefore meeting sign-in sheets are not necessary.

12. Statutory Cost Share

The City of Rochester, NH will meet the required 20% cost share ($40,000). The cost share has been reserved in a special Economic Development fund specifically intended to be used for this project. A hardship waiver is not being requested.

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Register of Deeds, Strafford County

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **STRUCTURAL REALTY, INC.**, a New Hampshire corporation with a principal place of business at 10 Wallace Street, Rochester, Strafford County, New Hampshire, **MAX COHEN & SONS, INC.**, a New Hampshire corporation with a place of business at 25 Sandquist Street, Concord, Merrimack County, New Hampshire, and **STEVEN J. COHEN a/k/a Steven Cohen**, of 359 Baptist Road, Canterbury, Merrimack County, New Hampshire (collectively the "Grantor"), for consideration paid, hereby grant to the **CITY OF ROCHESTER**, a municipal corporation with a principal place of business at 31 Wakefield Street, Rochester, Strafford County, New Hampshire (the "Grantee"), with *warranty covenants*:

Rochester, New Hampshire (2 Tracts):

TRACT I:

A certain tract or parcel of land with buildings thereon, situated on the easterly side of Wallace Street, Rochester, Strafford County, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point located on the easterly side of Wallace Street and the Southwesterly corner of land herein conveyed and thence running N 24° 01' 05" W a distance of 206.09 feet along Wallace Street to a point; thence turning and running on a curve with a radius of 371.50 feet and a delta angle of 10° 44' 40" a distance of 69.67 feet to a point; thence turning on a curve with a radius of 802.00 feet and a delta angle of 06° 10' 45" a distance of 86.49 feet to a point; thence turning and running N 26° 00' 55" E a distance of 2.85 feet to a point; thence turning on a curve with a radius of 384.76 feet and a delta angle 20° 50' 53" a distance of 140.00 feet to a point; thence turning and running S 00° 29' 00" E a distance of 27.43 feet to a point at land now or formerly of Raymond and Rita Laurion; thence turning and running S 54° 47' 01" W a distance of 102.90 feet to a point; thence turning and running S 56° 30' 54" W a distance of 129.58 feet to Wallace Street and the point of beginning.

Together with all rights-of-way belonging to the Grantor heretofore conveyed to it.

This conveyance is subject to the provisions of a certain Use Restriction Covenant and Agreement dated December 15, 2006 between Structural Realty, Inc. and Prolerized New England Company LLC, recorded at Book 3477, Page 75 of the Strafford County Records.

For title to the above-referenced land and buildings reference is made to: (a) deed to Structural Realty, Inc. from Paul M. Cohen and Steven J. Cohen dated March 20, 1989 and recorded at Book 1441, Page 431 of the Strafford County Records (see also deed dated July 21, 1999 and recorded at Book 2134, Page 223 of the Strafford County Records); and Affidavit of Steven J. Cohen of even, or near even, date to be recorded herewith.

TRACT II:

Two parcels of land, with the buildings thereon, located on the easterly side of Wallace Street, so-called, in the City of Rochester, County of Strafford and State of New Hampshire, being more particularly bounded and described as follows:

Parcel 1: Beginning at a bound set in the ground on the northeasterly side of said Wallace Street at the southerly corner of land formerly of the Rochester Foundry and Machine Works; thence running in a northeasterly direction by Parcel 2, being land formerly of said Rochester Foundry and Machine Works, and by land now or formerly of Louis Weinstein, one hundred seventy-five (175) feet, more or less, to land now or formerly of John Carr; thence turning and running in a southeasterly direction by land now or formerly of said Carr, sixty (60) feet to an iron hub set in the ground; thence turning and running in a southwesterly direction by land now or formerly of Sumner Wallace, one hundred eighty-six (186) feet, more or less, to an iron hub set in the ground at said Wallace Street; thence turning and running in a northwesterly direction by said Wallace Street, sixty (60) feet to THE POINT OF BEGINNING.

Parcel 2: Beginning at a stone bound which is thirty-five hundredths (0.35) feet easterly from the southerly corner of the tract herein conveyed, which said stone bound is a distance of twenty-two and twelve hundredths (22.12) feet northwesterly of the northwesterly corner of the building on Parcel 1; fifty-nine and seventy-five hundredths (59.75) feet northwesterly of the northeasterly corner of said building, and forty-two and fifty-five hundredths (42.55) feet northwesterly of the southwesterly corner of said building in the approximate center of a driveway; thence running North 53 degrees 10 minutes East, a distance of one hundred thirty (130) feet along the northerly boundary of Parcel 1 to an iron pin at the southerly boundary of land now or formerly of Louis Weinstein; thence turning and running in a southwesterly direction from said iron pin a distance of one hundred thirty (130) feet to the easterly side of said Wallace Street to a post; thence turning and running South 25 degrees 38 minutes East, a distance of four (4) feet to THE POINT OF BEGINNING.

Meaning and intending to convey the same premises conveyed to Steven Cohen by deed of Richard Q. Lachance and Kathryn E. Lachance dated March 26, 1998 and recorded at the Strafford County Registry of Deeds at Book 1992, Page 311.

This conveyance of Tract I and Tract II herein is subject to the following restriction in gross, which shall run with the land conveyed:

For a twenty-five year period commencing on the date of this deed, the City of Rochester, its successors and assigns, shall not give, grant, convey, lease, assign, or in any way transfer any interest in and to the real property conveyed herein, to either Raymond Laurion or Rita Laurion, or any person(s) related to Raymond Laurion or Rita Laurion by birth, marriage, or adoption, or to any corporation, partnership, limited liability company, trust, or other entity in which Raymond Laurion, Rita Laurion or any person related to Raymond Laurion or Rita Laurion by birth, marriage, or adoption has an interest. This restriction shall be for the benefit of Structural Realty, Inc., its successors and assigns, and shall be specifically enforceable by Structural Realty, Inc., its successors and assigns, by any appropriate legal action, including, but not limited to, specific performance or injunction. This restriction shall terminate twenty-five years from the date of this deed.

Neither Tract I or Tract II described above constitutes any portion of the homestead property of any Grantor.

Dated this 18th day of December, 2007.

STRUCTURAL REALTY, INC.

By: Steven J. Cohen
Steven J. Cohen, President

MAX COHEN & SONS, INC.

By: Steven J. Cohen
Steven J. Cohen, President

Steven J. Cohen
Steven J. Cohen, Individually

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

Dec. 18, 2007

Personally appeared, Steven J. Cohen, individually and as President of Structural Realty, Inc. and as President of Max Cohen & Sons, Inc., known to me or satisfactorily proven to be the person who acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said Structural Realty, Inc. and Max Cohen & Sons, Inc.

Before me,

Karyn Forbes
Notary Public/Justice of the Peace
Print Name:
My Commission Expires:

KARYN P. FORBES
Notary Public / Justice of the Peace
My Commission Expires May 19, 2009

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Register of Deeds, Strafford County

AFFIDAVIT OF STEVEN J. COHEN

I, Steven J. Cohen, having been duly sworn under oath, depose and state as follows:

1. I am the President of Structural Realty, Inc. Structural Realty, Inc. was the owner of certain parcels of land located at 10 Wallace Street, Rochester, NH. (hereinafter "Real Property")

2. Structural Realty, Inc. acquired title to the Real Property by virtue of a deed from Paul M. Cohen and Steven J. Cohen to Structural Realty, Inc. dated March 20, 1989 and recorded at the Strafford County Registry of Deeds at Book 1441, Page 527.

3. Structural Realty, Inc. however, did not own any of the buildings, structures or improvements on the Real Property. L. Weinstein & Sons, Inc., the predecessor in title to Paul M. Cohen and Steven J. Cohen, had retained title to the buildings. See Strafford County Registry of Deeds Book 1441, Page 523. L. Weinstein & Sons, Inc. merged with Max Cohen & Sons, Inc. and filed its last annual report January 23, 1989.

4. Max Cohen & Sons, Inc. was dissolved as a corporation on December 22, 2006. At the time of its dissolution, Max Cohen & Sons, Inc. still was the owner of the buildings, structures and improvements. I was the sole shareholder.

5. As part of the winding up process, Max Cohen & Sons, Inc. and I joined in a deed from Structural Realty, Inc. to the City of Rochester, conveying any and all interest Max Cohen & Sons, Inc. and I might have in the buildings, structures and improvements thereon.

Dated: 4/2/08

Steven J. Cohen

Steven J. Cohen

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

Before me, personally appeared the above-subscribed Steven J. Cohen, and made oath that the statements contained herein are true and correct to the best of his knowledge, information and belief.

Karyn P. Forbes

Justice of the Peace/Notary Public
My Commission
Expires:_____

KARYN P. FORBES
Notary Public / Justice of the Peace
My Commission Expires May 19, 2009

Analysis of Brownfields Cleanup Alternatives
Former Advanced Recycling Site, Rochester, New Hampshire
NHDES Site No. 200309133

I. Introduction & Background

a. Site Location

The property consists of two developed parcels comprising approximately 0.95 acres located at 10-16 Wallace Street in Rochester, New Hampshire. The property had been improved with one 1,590 ± square foot single story building (Building A), one 1,280± square foot single story building (Building B), and one 7,170± square foot warehouse building with a partial second floor (Building C). All buildings were commercial/industrial style with slab-on-grade foundations. The buildings were reportedly razed in 2010. The remaining 32,313 square feet of the property is mostly covered with concrete or asphalt pavement. The property and vicinity are serviced by municipal water and sewer. One water well is known to exist 700± feet southeast of the property. The City of Rochester Assessors' Office identifies the properties on Map 120 as Lots 306 (10 Wallace Street) and 308 (16 Wallace Street). Assessors' Office records indicate that the City of Rochester is the owner of both lots.

The general vicinity of the subject property is heavily developed for primarily commercial/industrial use. Topography of the subject property and adjoining properties is generally flat. Local topography slopes gently towards the Cocheco River to the west. No surface water features were identified on the property. The Cocheco River is situated 1,750± feet west of the site. According to the USGS topographic quadrangle depicting Rochester, the former Wardley Brook, now referred to as Willow Brook, is located 1,350± feet east of the subject property. Both the Cocheco River and Willow Brook flow in a general southerly direction.

a.1 Forecasted Climate Conditions

The preferred remedial alternative for cleanup of the Site includes soil excavation and disposal, and not treatment technologies that could be adversely impacted by increased flooding resulting from sea level rise in the area. The Site is not located within the 100- or 500-year floodplain. Final grading and placement of impervious surfaces such as pavement or building, will be engineered in a manner to

allow for proper drainage and stormwater runoff that may result from changing climate conditions in the Northeast including increased precipitation.

b. Previous Site Use(s) and any previous cleanup/contamination

Historical uses of the Site based on aerial photographs and Sanborn maps have included industrial/commercial uses such as a foundry, machine shop, and a scrap metal company prior to use by Max Cohen and Sons/Advanced Recycling.

The New Hampshire Department of Environmental Services (NHDES) investigated a complaint from an adjoining property owner in April 1996 regarding apparent staining on the property line adjoining the Site. Personnel on the property believed that cutting oil from the metal shavings stored in a nearby building had leaked out and caused the staining. A total of 2.04 tons of soil was excavated from the adjoining property on July 11, 1996 and transported for disposal. No additional work was requested by NHDES.

c. Site Assessment Findings

A Site Investigation (SI) was performed at the Site in 2007. The following conclusions were presented:

- One water supply well was identified 700± feet southeast of the site in an inferred hydrologically downgradient location relative to the subject site at 7 Furbush Street.
- Historic records indicate that the site and vicinity have been developed for industrial usage for more than 100 years. A foundry, machine shop, match company and scrap metal businesses have operated on the site. Properties within the vicinity of the site are a mix of residential and commercial in nature.
- The site and vicinity are serviced by municipal water and sewer.
- Sixteen test borings were performed on the subject site. Four borings were completed as monitoring wells MW-1, MW-2, MW-3, and MW-4. Overburden beneath the site consists generally of poorly graded sand, poorly graded sand with gravel, well graded

sand with gravel, and poorly graded sand with silt interpreted as fill underlain by poorly graded sand, poorly graded sand with silt, and silty sand interpreted as fluvial / glacial fluvial sediment;

- Unsaturated soil samples from twelve test borings were collected for multiple analyses. Analytical results for soil samples indicate that PCE, indeno(1,2,3-c,d)pyrene, benzo(a)pyrene, benzo(g,h,i)pyrene, benzo(a)anthracene, benzo(b)fluoranthene, and arsenic were detected at concentrations exceeding the then current Env-Or 600 Soil Remediation Standards.
- PCE, methyl tertiary-butyl ether (MtBE), and dibenzo(a,h)anthracene were detected in groundwater samples at concentrations exceeding Ambient Groundwater Quality Standards. Dieldrin was reported at concentrations exceeding applicable standards, however, the result was qualified due to the detection of dieldrin in the laboratory method blank.
- Groundwater level measurements inferred a general south-southeasterly groundwater flow beneath the site. Local topography slopes gently to the south.
- The primary migration pathway for dissolved contamination at the site is inferred to be the fluvial /glacial fluvial sediment.
- The volume of soil potentially requiring remediation and/or off-site disposal could not be determined with the data collected for the SI. The SI recommended further subsurface investigations and water quality monitoring.

A Supplemental Site Investigation (SSI) was performed in 2008 and documented in the SSI and Remedial Action Plan Report dated February 2009. Results from the 2009 SSI confirmed the overall results of the 2007 SI.

The sections below present the laboratory analytical results from soil samples collected during field investigations conducted during the 2009 SSI.

Soil:

The laboratory results were compared to the NHDES Soil Remediation Standards established in Env-Or 600. PCE was detected in the samples collected from B-22 (22 ppm), B-23 (14 ppm), and B-24 (6.7 ppm) at concentrations exceeding the Soil Remediation Standard of 2 ppm. No other VOCs were present at concentrations exceeding applicable standards. No

PAHs were detected above Env-Or 600 Soil Remediation Standards in the soil samples submitted for analysis.

Additional groundwater investigations were performed in 2012. Those latest results are evaluated below.

Groundwater: Chlorinated VOCs have been detected in the groundwater samples collected from MW-1, MW-3, MW-5, MW-6, MW-7, and MW-10 at concentrations exceeding AGQS. The existing data corroborates previous investigation results indicating the primary source of chlorinated VOCs is in the B-2 / MW-5 area. The groundwater plume originating in the presumed primary source area appears to be migrating offsite to the south towards the abutting property. A lesser source previously identified in the B-9 area (the vicinity of the former scale) may also be contributing to groundwater contamination in the vicinity of MW-7.

TCE continues to be detected in the sample collected from MW-1 at concentrations exceeding

AGQS. The chlorinated compound TCE is a partial degradation daughter product of PCE. However, the documented PCE source area is assumed to be side-gradient of MW-1. This indicates that a second spot source may be located upgradient of MW-1, where a historical oil

spill originating from the site was documented in 1996. Based on the data collected to date, the downgradient extent of groundwater contaminated at concentrations exceeding AGQS has not been defined. Samples from monitoring well MW-5 continue to report the highest concentration of PCE, which supports the conclusion that the primary source area is contaminated soil in the vicinity of MW-5. Monitoring wells MW-11 and MW-12 indicate that no offsite sources have been identified to be contributing to the degradation of onsite groundwater quality.

d. Project Goal

The City of Rochester is redeveloping this site to expand economic opportunity and investment taking into consideration community needs by introducing light

industrial/commercial. This remediated property will attract businesses such as a sole proprietor electrician, a small lumber supply shop, and other similar contractors. These are the types of businesses well-suited to providing good, quality employment to residents without substantial post-secondary education. This kind of economic development is essential to meeting the current-day needs of Rochester's lower-income residents without four-year post-secondary degrees, for whom factory jobs have largely been replaced with lower-paying service sector employment.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

The City will retain a Qualified Environmental Professional (QEP) with experienced personnel to design, oversee, and document remediation activities at the site as required by NHDES. In addition, all documents prepared for this site are submitted electronically to the NHDES.

b. Cleanup Standards

The City of Rochester currently anticipates that NHDES Soil Remediation Standards, NHDES Ambient Groundwater Quality Standards (AGQS), and NHDES Risk Characterization and Management Policy (RCMP) GW-2 standards (vapor intrusion threshold) will be used as the cleanup standards. However, it is possible that risk-based cleanup standards will be generated for compounds of concern, in accordance with state regulations.

c. Laws and Regulations

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits (*e.g.,* Dig Safe, soil transport/disposal manifests) will be obtained prior to the work commencing.

III. Evaluation of Cleanup Alternatives

a. Cleanup Up Alternatives Considered

Five cleanup alternatives were considered to address contamination at the site:

Alternative #1: No Action

Alternative #2: Excavation and Off-Site Disposal

Based on the analytical data collected to date, an estimated 705± tons of PCE contaminated soil may exist in the MW-5/B-2 area and 132± tons of PCE contaminated soil may exist in the B-9 area. Further delineation would be required to define the extent of the soil plume in the MW-5/B-2 area. For the purposes of this RAP, a total of 900± tons of soil requiring excavation and off-site disposal are estimated. It is anticipated that field screening methods in conjunction with field observations during excavation will be adequate to identify the contaminated soil in the portions of the source area not defined by the existing data.

The concrete slab foundation in the MW-5/B-2 area and asphalt pavement in the B-9 area will need to be cut and removed to access the soil below. While the concrete is presumed to be uncontaminated, the analytical data suggests that PCE contamination may exist in soil directly in contact with the concrete. Based on this assumption, the soil contact side of the concrete will likely require gross decontamination in the form of pressure-washing. It is anticipated that the concrete can be cleaned on the ground surface in the area to be excavated without generating enough fluids to result in saturated soil. The material washed off will then be removed along with the rest of the impacted soils. Likewise, the asphalt may need gross decontamination to enable disposal at an asphalt recycling facility.

It is assumed that the PCE-impacted soils will be disposed of at a licensed soil recycling facility located in New Hampshire and that the soils are classified as non-hazardous material. Should analytical results indicate that the impacted soil is classified as hazardous waste, the transportation and disposal costs would be higher. Analytical data collected during the 2007 SI is included in Appendix I and will be used along with the SSI data for disposal facility

acceptance of site soils. Based on the vertical distribution of contaminated soil suggested by the analytical data, soil in the B-9 area will likely be excavated to a depth of ±3 feet below site grade. Soil in the MW-5/B-2 area may be excavated to a depth of up to ±12 feet below site grade. The soil would likely be excavated and stockpiled on site and subsequently loaded on to trucks for transport to the licensed disposal facility. The return time or the trucks is a limiting factor. For the purposes of this RAP, eight 25-ton loads per day are anticipated. Between loads, other on-site activities such as further soil excavation, backfilling and compacting, and site restoration can be completed. Samples of remaining in-ground soil for confirmatory analyses will be collected from each of the two excavation areas. This RAP assumes one day of site preparation including concrete and asphalt cutting and removal, one day of concrete and asphalt cleaning and loading, five days of soil excavation and loading, and two days of site restoration for a total field effort of nine days.

As a component of Excavation and Off-Site Disposal, a limited groundwater monitoring program is proposed to monitor cleanup of groundwater based on removal of the source area. We anticipate that GMZ Delineation with some additional off-site monitoring wells will be required. As shown in Table 10B, it is anticipated that annual monitoring would occur for a 10-year period. The estimated capital cost for the Excavation and Off-Site Disposal option includes the site activities outlined above, development of bid specifications, engineering oversight, laboratory analysis of soil samples, project management, and preparation of a report summarizing remedial activities is $209,400. The associated present-worth annual groundwater monitoring would be $56,500. The Present Worth Budget estimate for this alternative is $265,800.

Alternative #3: Soil Vapor Extraction Treatment

In-Situ Soil Vapor Extraction (SVE) is a well-established remedial technology that has a demonstrated effectiveness in reducing residual source chlorinated VOC soil contamination. By removing air under vacuum from the soil, volatile organic compounds are also removed. As more air is removed, more volatilization of the compounds takes place, ultimately reducing the volume of the compounds. The technology has been demonstrated at a number of sites since the early 1990s and is readily available.

The intrinsic soil air permeability for the vadose zone and saturated zone sand and gravel is estimated to be above 1 x 10-8 cm2 (typical of unconsolidated sand and gravel) and, therefore, well within the range generally considered to be favorable to SVE vacuum propagation. The paved and/or concrete covered surface of the proposed SVE treatment zones will also assist in vacuum propagation and VOC recovery.

The radius of influence of SVE is dependent on the thickness of the unsaturated treatment zone. Due to the vacuum pressures that are applied to the unsaturated zone, groundwater mounding can occur in the vicinity of SVE wells that reduces the unsaturated thickness of the treatment area. Since the estimated thickness of the unsaturated zone within the two treatment areas plume is ≥8 feet, potential groundwater mounding should not significantly reduce the unsaturated treatment zone. Since the SVE will not be used in conjunction with Air Sparging, induced migration of dissolved and vapor phase VOCs is unlikely. The vacuum created by the SVE should also assist in limiting vapor migration. Additional measures such as a vapor cutoff wall and vapor monitoring points to assess and control vapor migration to nearby occupied structures will not be necessary. A pilot study would be used to evaluate the site-specific effectiveness, potential negative effects, and preliminary design basis of the final SVE treatment system. SVE will likely not reduce site contaminants to background levels because of subsurface variability or other limiting factors and the application of an SVE system must be balanced against the significant operation and maintenance costs of continued treatment. Redevelopment of the site will likely include a building and asphalt parking that will make remaining soil contamination inaccessible.

SVE points in the site soil would have an assumed radius of influence of approximately 20 feet. This estimate results in a requirement of two SVE wells to treat the MW-5/B-2 area and one well to treat the B-9 area. SVE wells would consist of 3-inch-diameter PVC. The actual layout of SVE wells would be determined during pilot studies, remedial design and, to a lesser degree, during system startup. Based on similar SVE installations at other sites in New Hampshire, it is anticipated that off-gas treatment would be required in the initial four months of operation of the SVE system.

A three-year time frame for active SVE treatment is estimated. Removal rates will decline during SVE treatment as the more volatile compounds are removed, and as the VOC concentrations decrease. If performance monitoring indicates that remedial goals have been achieved prior to the estimated 3-year treatment time, the system can be shut down or modified, thereby reducing the total estimated remedial costs presented below. A groundwater monitoring program similar to that described in the Soil Excavation alternative discussion would be required for the SVE alternative.

The estimated capital cost for the design and installation for the SVE option is $186,732, including site-scale pilot study, engineering design, permitting and oversight, site work and restoration, treatment and monitoring system materials, and installation and startup. The estimated three-year SVE O&M cost for the option, including system decommissioning after three years is $99,440 and the groundwater monitoring program would be $56,500. Assuming a 5% interest rate, the total Present Worth cost estimate for the option is $342,700.

Alternative #4: Monitored Natural Attenuation (MNA)

The effect of natural attenuation is the gradual reduction over time of dissolved VOC concentrations in groundwater by the physical and chemical processes of dispersion, diffusion, sorption, dilution/mixing, volatilization, and biodegradation. Natural attenuation does not address off-site dissolved contaminant migration and will not reduce the risks to potential downgradient receptors. In this case, however, no downgradient receptors were identified by the SI, the contamination exceeding the GW-2 vapor intrusion threshold is ±130 feet from the nearest off-site occupied structure (upgradient), and contamination identified at the downgradient property boundary is well below the GW-2 vapor intrusion threshold. It is assumed that the site soil source area would be treated by one of the alternatives described above, eliminating the source of groundwater contamination. To proceed with MNA, the following measures will be required:

- Completion of a Dissolved Contaminant Plume / GMZ Delineation report to identify the downgradient extent of the contaminant plume exceeding AGQS and propose a GMZ.

- Completion of a GMP application identifying the GMZ and detailing the monitoring schedule.
- Issuance of the GMP by NHDES.
- Groundwater quality monitoring (anticipated tri-annual) and periodic (anticipated annual) update reports.

It is currently anticipated that the GMZ for the site will include at least one adjoining property. As applied to the contaminants present at the site, natural attenuation would be used in conjunction with groundwater monitoring to assess the contaminant migration and distribution. The MNA option does not include groundwater plume containment and treatment beyond existing natural processes. Based on the conditions identified to date and the other remedial measures proposed, no further evaluation of natural attenuation processes at the site are anticipated. The data collected during tri-annual monitoring will be used to evaluate seasonal impacts, potential risks related to vapor intrusion, assess the effectiveness of natural attenuation processes at the site, and assess the effectiveness of the other remedial measures proposed. Based on the historical site groundwater analytical data, if no soil remediation is performed it is estimated that monitoring of the site would be necessary for a period of at least 30± years before the presence of contamination is below the NHDES AGQS for the VOCs present in groundwater at the site. Given that the source of the PCE contaminated groundwater would remain in place, there is not a certainty that MNA would be completed in 30 years, therefore this cost may be higher. The annual reporting will include evaluation of the groundwater contaminant concentration trends and, if necessary, propose additional remedial actions.

The estimated capital cost for the MNA option includes completion of the Dissolved Contaminant Plume / GMZ Delineation (and associated access agreements and subcontractor cost) and GMP application, monitoring on a tri-annual basis (up to eleven monitoring wells), and annual reporting. It is assumed that the seven existing on-site monitoring wells will be destroyed during future redevelopment and need to be replaced; the cost of this is also included. For a 30-year time period and 5% interest rate, the Present Worth Budget estimate for this alternative is $254,300.

Alternative #5: Vapor Mitigation

Due to the presence of dissolved phase PCE in groundwater at concentrations exceeding the GW-2 vapor intrusion threshold, as well as the potential for pockets of PCE contaminated soil not identified during subsurface investigations, redevelopment of the site may require vapor mitigation for any structures proposed for occupancy.

As discussed with NHDES, a cost estimate has been developed for vapor mitigation. In accordance with the NHDES Vapor Intrusion Guidance7 a vapor intrusion investigation would generally be conducted prior to implementing a mitigation system. A presumptive remedy, however, could proceed without the investigation phase. For this RAP, only evaluation and cost estimation for vapor mitigation was completed.

A passive barrier system such as Liquid Boot® is a cost effective and low maintenance option with a high probability of successfully limiting or eliminating vapor migration from groundwater or potential remaining sources. According to the vendor, CETCO Liquid Boot Company (CLB) of Santa Ana, California, the Liquid Boot® Membrane is a cold, spray-applied membrane that provides an impermeable barrier against vapor intrusion into structures. Liquid Boot® is sprayed directly to penetrations, footings, grade beams, pile caps, etc., providing a fully-adhered and seamless membrane. The Quick Installation Process for Liquid Boot® accelerates construction time while providing the indoor air quality protection and assurance needed. For the preparation of this RAP, CLB provided an estimate of $4.50 per square foot for installation of the Liquid Boot® Membrane vapor barrier for new construction. Based on the lot size, a maximum suitable building footprint of 15,000 square feet is assumed. The cost of Liquid Boot® installation for a building this size is estimated at $67,500. In addition, the cost for engineering oversight and reporting for installation is estimated at $4,000. To confirm proper installation of the membrane and verify that vapor migration to the interior of the new building is not occurring, one round of indoor air sample collection and analysis for VOCs is included. This cost is estimated at $5,000. The estimated cost of vapor mitigation, therefore, is $76,500.

b. Evaluation of Cleanup Up Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness

No Action is not effective in controlling or preventing the exposure of receptors to contamination at the Site. Excavation and Off-Site Disposal and SVE are expected to be effective, although, since there is more potential for unanticipated subsurface conditions to negatively impact SVE performance, SVE may be slightly less effective.

Implementability

No Action is easy to implement since no actions will be conducted. Excavation and Off-Site Disposal would be the most feasible alternative and easiest to implement given that soil is removed from the sub-surface, loaded into trucks, and transported off-site for treatment. SVE would be less feasible based on the need for sub-surface piping and treatment system equipment that would need to be installed on the site.

Cost

Based on the total preliminary cost estimates shown above, Excavation and Off-Site Disposal received the best cost rating based on the impact to the site relative to capital expenditure. The operation and maintenance cost of SVE over time makes it less cost effective than Excavation and Off-Site Disposal. There are no costs associated with the No Action Alternative.

c. Recommended Cleanup Up Alternative

Based on the above conclusions, recommendations are as follows:

- A GMZ delineation should be completed to define the extent of VOC contamination in groundwater. Up to four off-site monitoring wells (one upgradient and three downgradient) are anticipated to be necessary to define the dissolved contaminant plume.

- Given the inactive status of the site and the distance to off-site occupied structures, indoor air quality assessment is not currently recommended.

- A GMP application should be completed subsequent to defining the extent of the groundwater contamination. The GMP will establish the groundwater quality monitoring schedule for the site.

- Source removal in the two defined PCE soil contamination areas should be conducted by Excavation and Off-Site Disposal followed by limited groundwater monitoring under the previously-mentioned GMP.

- Vapor Mitigation measures in the form of Liquid Boot® Membrane or similar barrier are recommended for any new construction on the site during redevelopment.

This cleanup plan will be compliant with state and federal regulations, be protective of human health and the environment, and facilitate redevelopment of the Site for a wide range of potential uses.

CITY OF ROCHESTER
NOTICE OF PUBLIC HEARING AND PUBLIC COMMENTS PERIOD

Notice is hereby given that the City of Rochester will conduct a PUBLIC HEARING on Thursday, October 19th, 2016 at 7:00 p.m. in the Council Chambers at City Hall (31 Wakefield Street) relative to the following matter:

CITY OF ROCHESTER'S INTENT TO APPLY FOR FEDERAL BROWNFIELDS GRANTS FOR EACH OF THE PROPERTIES LOCATED AT 10 &16 WALLACE STREET.

The City of Rochester will conduct a public hearing to give citizen the opportunity to comment and have input on the draft grant proposal. The Draft proposal will be available at the Hearing and will include a description of the site contamination and cleanup alternatives. It will also include costs and implementation plans for each alternative. The grant documents are to be submitted on or before November 16, 2017.

The Draft Grant Proposal will be available for public review as of October 19, 2017 at the Rochester Department of Public Works at 45 Old Dover Road Rochester, NH and will be available on the City of Rochester website at https://www.rochesternh.net/public-works. Public comments on the Draft Grant Proposal can be submitted to Michael Bezanson, City Engineer, via postal mail to 45 Old Dover Rd., Rochester, NH 03867; via telephone at 603-332-4096; or via email to michael.bezanson@rochesternh.net.

Citizens are invited to attend the PUBLIC HEARING and to ask questions or otherwise speak on the foregoing proposal. Persons with disabilities requesting accommodations should contact the Public Works Office at, (tel. 332-4096) on or before October 16, 2017 in order to make arrangements.

City of Rochester, New Hampshire

Office of the City Clerk
31 Wakefield Street • Rochester, NH 03867-1917

AFFIDAVIT

PUBLIC NOTICE POSTING

I, Julian Long, Community Development Coordinator (full name and title, printed) do hereby swear or affirm that on Oct 4, 2017 the following items were posted at the date and times listed below for each posting:

1. **Item:** EPA brownfield grant application/draft ABCA public hearing and public comments notice

Locations:

Rochester Public Library – date: Oct. 4, 2017 at 12:16 AM/PM, I personally posted/supervised the posting of the above referenced item to be posted.
Print Full Name and Title Julian Long, Community Development Coordinator
Signed

City of Rochester Website – date: Oct. 5, 2017 at 11:05 AM/PM, I personally posted/supervised the posting of the above referenced item to be posted.
Print Full Name and Title Julian Long, Community Development Coordinator
Signed

City of Rochester – City Hall Boards – date: Oct. 4, 2017 at 12:06 AM/PM, I personally posted/supervised the posting of the above referenced item to be posted.
Print Full Name and Title Julian Long, Community Development Coordinator
Signed

City of Rochester – Community Center – date: Oct 4, 2017 at 12:49 AM/PM, I personally posted/supervised the posting of the above referenced item to be posted.
Print Full Name and Title Julian Long, Community Development Coordinator
Signed

Rochester Post Office – Allen Street – date: Oct. 4, 2017 at 12:29 AM/PM, I personally posted/supervised the posting of the above referenced item to be posted.
Print Full Name and Title Julian Long, Community Development Coordinator

Signed _____

Copies of said notice(s) and/or agenda(s) is/are attached to this Affidavit and each was posted in accordance with the provisions of New Hampshire Revised Statutes Annotated Chapter 91-A:2, II, which states:

Except in an emergency or when there is a meeting of a legislative committee, a notice of the time and place of each such meeting, including a nonpublic session, shall be posted in 2 appropriate places one of which maybe the public body's Internet website, if such exists, or shall be printed in a newspaper of general circulation in the city or town at least 24 hours, excluding Sundays and legal holidays, prior to such meetings. An emergency shall mean a situation where immediate undelayed action is deemed to be imperative by the chairman or presiding officer of the public body, who shall post a notice of the time and place of such meeting as soon as practicable, and shall employ whatever further means are reasonably available to inform the public that a meeting is to be held.

Signed: _____ Date: 5 October 2017

Public Hearing-Brownfields Grant Application- Wallace Street Property

October 19, 2017 7PM

POSTED ON: OCTOBER 5, 2017 - 11:05AM

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From: Julian Long
To: Anthony Bossi; "Staceyp@rhanh.org"
Subject: FW: Public Hearing-Brownfields Grant Application- Wallace Street Property
Date: Thursday, October 05, 2017 11:23:33 AM

Good morning,

On October 19th, there will be a public hearing on the City of Rochester's EPA brownfield grant application and proposed remediation project at the former Advanced Recycling site at 10 and 16 Wallace Street. I am hoping you can post or forward this information to the Ward 6 R.U.N. residents and RHA residents, as the proposed project site is in Ward 6 and near Wellsweep Acres.

If you have any questions, please don't hesitate to contact me.

Best,
Julian

Julian L. Long, J.D.
Community Development Coordinator / Grants Manager
Office of Community & Economic Development
City of Rochester
33 Wakefield St.
Rochester, NH 03867
603-335-7519
julian.long@rochesternh.net

www.rochesternh.net/community-development-division
www.RochesterEDC.com

From: Rochester NH [mailto:vtsdmailer@vt-s.net]
Sent: Thursday, October 05, 2017 11:06 AM
To: Julian Long
Subject: Public Hearing-Brownfields Grant Application- Wallace Street Property

CITY OF ROCHESTER
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Read more: http://www.rochesternh.net/node/87703

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A Service of seacoastonline.com

Rochester to host Brownfields hearing for Wallace St.

Posted Oct 6, 2017 at 11:58 AM
Updated Oct 6, 2017 at 11:59 AM

ROCHESTER — The city of Rochester will conduct a public hearing Thursday, Oct. 19 to give residents the opportunity to comment and have input on the draft Brownfields federal grant proposal. The plan involves remediation at 10 and 16 Wallace St.

The draft proposal will be available at the hearing and will include a description of the site contamination and cleanup alternatives. It will also include costs and implementation plans for each alternative. The grant documents are to be submitted on or before Nov. 16.

The draft proposal will also be available for public review as of Oct. 19 at the Rochester Department of Public Works at 45 Old Dover Road Rochester and will be available on the city of Rochester website at .

The hearing will be held in council chambers at City Hall, 31 Wakefield St., Oct. 19 at 7 p.m.

Public comments on the draft can be submitted to Michael Bezanson, city engineer, via postal mail to 45 Old Dover Rd., Rochester, NH 03867; via telephone at 603-332-4096; or email to .

City of Rochester Public Hearing
Public Works & Buildings Committee
October 19, 2017 7 PM
Council Chambers

MEMBERS PRESENT

Councilor Ralph Torr – Chairman
Councilor Ray Varney- Vice Chairman
Councilor Sandy Keans
Councilor Donald Hamann
Councilor Thomas Willis

OTHERS PRESENT

Councilor James Gray
Blaine Cox, Deputy City Manager
Peter C. Nourse, PE Director of City Services
Julian Long, Grants Manager
Mark Laurion, 197 Chesley Hill Road

MINUTES

1. Councilor Torr called the Public Hearing to order at 7PM and stated the reason of the meeting to be as follows:
   Public hearing regarding the submission of Federal Brownfields Grant application for the City owned parcels of land located at 10 & 16 Wallace Street. This hearing is to give citizens the opportunity to comment and have input on the draft grant proposal.
2. **Public Input**
   Mr. Laurion asked what the draft proposals plan entailed and he asked if there would be any work on his adjacent property.
   Mr. Nourse read the proposed plan to remediate the soils out loud and stated that the full plan is posted on the City's website for all citizens to review. Mr. Long assisted Mr. Laurion with the information by providing a copy of the draft and the website address. Mr. Laurion stated that he had spoke with Nobis Engineers on site and that Nobis had installed additional monitoring wells on his adjacent property. Mr. Laurion stated that he had been given results indicating contamination on his property as well and he wanted to know if this grant would be used to remediate the contamination on his site. Mr. Nourse clarified that presence of chemicals on Mr. Laurion's property did not necessarily constitute contamination as a certain threshold level of contaminants would need to be exceeded for it to be deemed contaminated. Mr. Long clarified that this grant is for 10 & 16 Wallace Street only and he believes from his interactions with Nobis that

contamination is isolated to those locations. Mr. Nourse stated he would get with Nobis Engineers and get back to Mr. Laurion as to test results at his adjacent property.

3. **Adjournment**

Councilor Haman made a motion to close the Public Hearing. Councilor Willis seconded the motion. The motion passed unanimously and Councilor Torr closed the Public Hearing at 7:10PM.

Minutes respectfully submitted
Lisa J. Clark, Admin & Utility Billing Supervisor

ATTACHMENT 2 – PUBLIC COMMENTS AND RESPONSES

I. Public Comments Received at October 19, 2017 Public Hearing

A public hearing was held at the City of Rochester's City Hall on October 19, 2017 to address questions or comments on the grant proposals for 10 and 16 Wallace Street remediation. Mr. Peter Nourse, Director of Public Works, provided a general overview of the proposed project and the contamination at the proposed project site. Mr. Mark Laurion, who owns an abutting property to the proposed project site, asked whether the proposed project would address contamination on his property. Mr. Julian Long, grants manager for the City of Rochester, replied that to the best of his understanding the contamination was limited to the City-owned property and that the proposed project would prevent future potential contamination of abutting properties.

II. City of Rochester, NH's Response to Public Hearing Comments

Following the meeting, Mr. Long contacted Mr. Tim Andrews of Nobis Engineering, who has conducted monitoring of the abutting properties, for more detailed information regarding the abutting properties. Mr. Andrews stated that the contamination source is restricted to the City-owned properties but that dissolved groundwater contamination originating from the soil sources has migrated to abutting properties. Remediating the City-owned site's soil will address the groundwater impacts on abutting properties.

III. Public Comments Received through Public Comments Period

No comments were received through the public comments period.

IV. City of Rochester, NH's Response to Public Comments Period Comments

No comments were received through the public comments period.

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 11/09/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Rochester, New Hampshire

* b. Employer/Taxpayer Identification Number (EIN/TIN): 02-6000744

* c. Organizational DUNS: 0739608740000

d. Address:

* Street1: 31 Wakefield Street
Street2:
* City: Rochester
County/Parish: Strafford County
* State: NH: New Hampshire
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 03867-1916

e. Organizational Unit:

Department Name: Department of Public Works

Division Name: N/A

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Julian
Middle Name:
* Last Name: Long
Suffix:

Title: Grants Manager

Organizational Affiliation: City of Rochester Office of Economic & Community Development

* Telephone Number: 603-335-7519
Fax Number: 603-330-0027

* Email: julian.long@rochesternh.net

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-17-09

* Title:

FY18 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Brownfields Cleanup of 10 Wallace Street, Rochester, New Hampshire

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: NH-001 * b. Program/Project: NH-001

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/02/2018 * b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	200,000.00
* b. Applicant	40,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	240,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 11/30/2017.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Daniel

Middle Name: W.

* Last Name: Fitzpatrick

Suffix:

* Title: City Manager

* Telephone Number: 603-332-1167 Fax Number: 603-335-7565

* Email: dan.fitzpatrick@rochesternh.net

* Signature of Authorized Representative: Julian L Long * Date Signed: 11/09/2017